

E. 48TH AVE. INFRASTRUCTURE SITE PLAN N. TIBET ROAD TO E-470

LOCATED ALONG THE NORTH SECTION LINE OF SECTION 24 TOWNSHIP 3 SOUTH, RANGE
65 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE
OF COLORADO

LEGAL DESCRIPTION

A PARCEL OF LAND, BEING A PART OF LOT 1 BLOCK 1 WINDLER SUBDIVISION, AS RECORDED AT THE
ADAMS COUNTY CLERK AND RECORDER, AT RECEPTION NO. 984962. SAID PARCEL BEING SITUATED IN
THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH
PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF BEGINNING AT SOUTHEAST QUARTER CORNER OF SAID SECTION 13,
BEING MONUMENTED BY A FOUND 3.25 INCH DIAMETER ALUMINUM CAP STAMPED WESTWOOD T3S R66W
¼ S13/S24 2023 PLS 38801, ON A NO. 6 REBAR, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION
13, BEING MONUMENTED BY A FOUND 3.25 INCH DIAMETER ALUMINUM CAP STAMPED MK CENTENNIAL T3S
R66W/R65W S13/S18/S24/S19 1999 PLS 24313, IN A RANGE BOX, IS ASSUMED TO BEAR NORTH 89°38'39"
EAST, A DISTANCE OF 2646.53 FEET, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE ALONG THE WEST LINE OF SE ¼ OF SECTION 13, NORTH 00°07'08" WEST FOR A DISTANCE OF
138.06 FEET, DEPARTING SAID SECTION LINE, NORTH 89°52'52" EAST FOR A DISTANCE OF 87.00 FEET TO
THE CORNER OF A PROPOSED ROW DEDICATION BY SEPARATE DOCUMENT INTO LOT 1 BLOCK 1 WINDLER
SUBDIVISION, THENCE, SOUTH 00°07'08" EAST FOR A DISTANCE OF 28.88 FEET TO A POINT OF
CURVATURE; SOUTHEASTERLY, A DISTANCE OF 39.37 FEET, ALONG THE ARC OF A CURVE TO THE LEFT,
HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°14'13", A CHORD BEARING OF SOUTH 45°14'15"
EAST, AND A CHORD LENGTH OF 35.43 FEET, TO A POINT OF TANGENCY; THENCE, NORTH 89°38'39" EAST,
A DISTANCE OF 637.80 FEET; THENCE, SOUTH 00°21'21" EAST, A DISTANCE OF 10.00 FEET; THENCE, NORTH
89°38'39" EAST, A DISTANCE OF 555.88 FEET, TO A POINT ON THE BOUNDARY OF E-470 PARCEL TK-114A,
AS RECORDED IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER IN BOOK 4807 AT PAGE
451; THENCE, NORTH 89°53'39" EAST FOR A DISTANCE OF 6.32 FEET ALONG SAID BOUNDARY OF E-470
PARCEL TK-114A TO A POINT OF CURVATURE; DEPARTING SAID E-470 PARCEL, NORTHEASTERLY, A
DISTANCE OF 31.21 FEET, ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A
CENTRAL ANGLE OF 71°31'08", A CHORD BEARING OF NORTH 50°08'25" EAST, AND A CHORD LENGTH OF
29.22 FEET, TO A POINT OF NON-TANGENCY; THENCE, NORTH 89°38'39" EAST, A DISTANCE OF 87.82 FEET,
TO A POINT OF CURVATURE; SOUTHEASTERLY, A DISTANCE OF 24.82 FEET, ALONG THE ARC OF A CURVE
TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 56°52'47", A CHORD BEARING OF
SOUTH 65°39'38" EAST, AND A CHORD LENGTH OF 23.81 FEET, TO A POINT OF TANGENCY; THENCE, ALONG
THE BOUNDARY OF E-470 PARCEL TK-112, NORTH 85°53'59" EAST FOR A DISTANCE OF 601.90 FEET;
THENCE, ALONG THE BOUNDARY OF SAID E-470 PARCEL TK-112, NORTH 36°31'28" EAST FOR A DISTANCE
OF 38.04 FEET; THENCE, SOUTH 00°21'21" EAST FOR A DISTANCE OF 149.19 FEET TO THE S. LINE OF SE ¼
OF SECTION 13, THENCE, SOUTH 00°21'21" EAST FOR A DISTANCE OF 167.89 FEET TO THE BOUNDARY OF
SAID E-470 PARCEL TK-112, THENCE, NORTH 51°30'05" WEST FOR A DISTANCE OF 24.23 FEET; THENCE,
NORTH 84°54'15" WEST TO A POINT OF CURVATURE; SOUTHWESTERLY, A DISTANCE OF 41.85 FEET,
ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF
95°27'06", A CHORD BEARING OF SOUTH 47°22'12" WEST, AND A CHORD LENGTH OF 37.00 FEET, TO A
POINT OF TANGENCY; THENCE, SOUTH 00°21'21" EAST FOR A DISTANCE OF 0.52 FEET; THENCE, SOUTH
89°38'39" WEST FOR A DISTANCE OF 75.50 FEET; THENCE, NORTH 00°21'21" WEST FOR A DISTANCE OF
12.50 TO A POINT OF CURVATURE; NORTHWESTERLY, A DISTANCE OF 36.89 FEET, ALONG THE ARC OF
CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 84°32'54", A CHORD
BEARING OF NORTH 42°37'48" WEST, AND A CHORD LENGTH OF 33.63 FEET, TO A POINT OF TANGENCY
ON THE BOUNDARY OF SAID E-470 PARCEL TK-112; THENCE, NORTH 84°54'15" WEST FOR A DISTANCE OF 8.57
FEET ALONG SAID BOUNDARY OF THE E-470 PARCEL TK-112; THENCE, ALONG THE BOUNDARY OF
EXISTING ROW REC NO. 2007000085459 SOUTH 89°38'39" WEST FOR A DISTANCE OF 1193.28 FEET TO A
POINT OF CURVATURE ON SAID ROW; SOUTHWESTERLY, A DISTANCE OF 39.23 FEET, ALONG THE ARC OF
CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°55'02", A CHORD
BEARING OF SOUTH 44°41'07" WEST, AND A CHORD LENGTH OF 35.33 FEET, TO A POINT OF
NON-TANGENCY; THENCE, NORTH 45°07'52" WEST FOR A DISTANCE OF 29.55 FEET; THENCE, SOUTH
89°52'08" WEST FOR A DISTANCE OF 48.16 FEET TO THE WEST LINE OF NE ¼ SECTION 24; THENCE,
CONTINUING ALONG SAID SECTION LINE, NORTH 00°16'32" WEST FOR A DISTANCE OF 75.80 FEET TO THE
POINT OF BEGINNING.

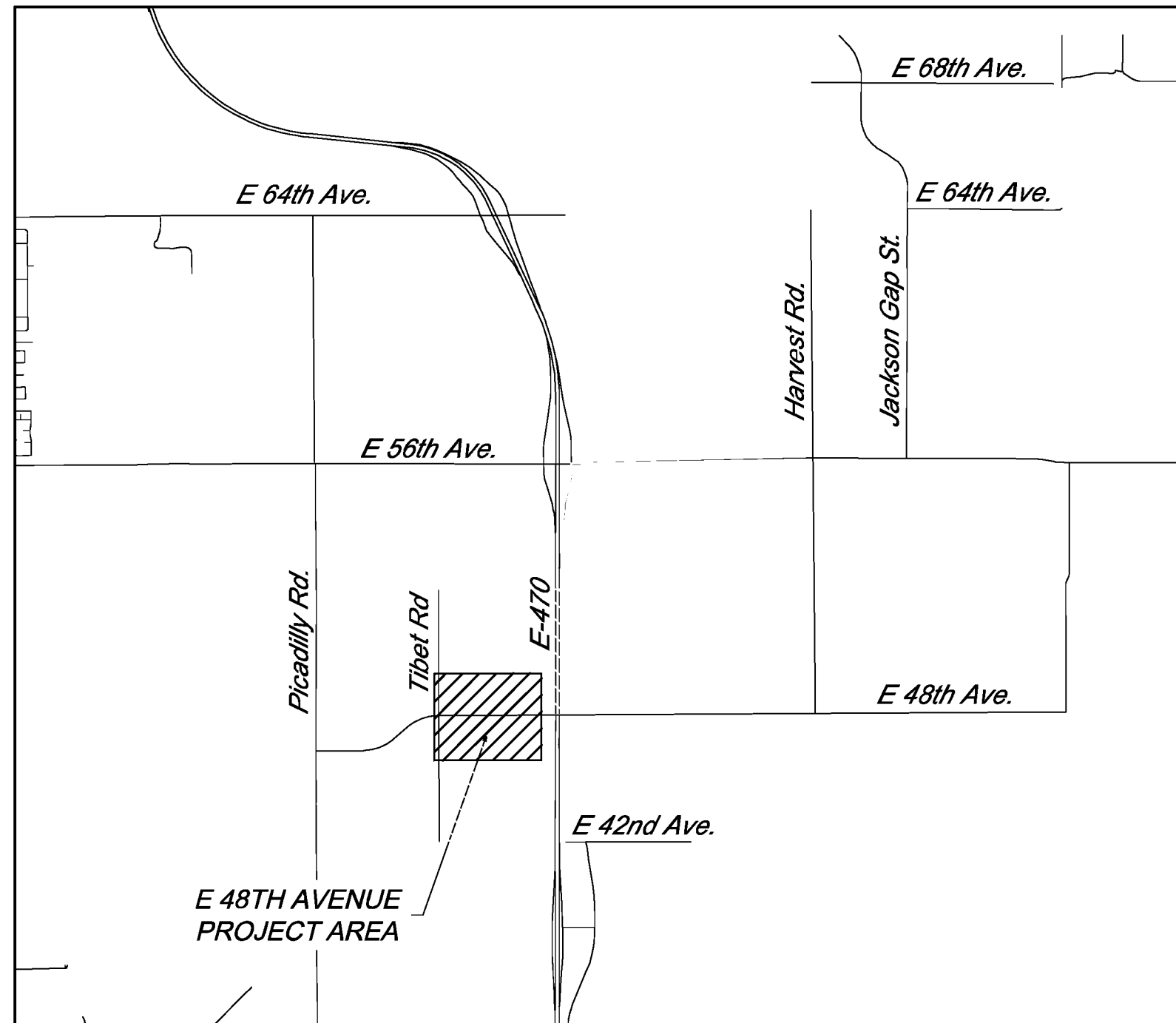
SAID PORTION OF LAND CONTAINS 354,999 SQUARE FEET, WHICH EQUATES TO 8.150 ACRES, MORE OR
LESS.

THE BASIS OF BEARINGS ARE GRID AND BASED WITHIN THE COLORADO COORDINATE SYSTEM OF 1963,
CENTRAL ZONE. THE BEARING OF THE LINE BETWEEN THE SOUTHWEST CORNER OF SECTION 18, BEING
A FOUND 3.5" ALUMINUM CAP ON A ROD STAMPED "MK CENTENNIAL PLS 24313 1999" AND THE
NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 18, BEING A FOUND 3" BRASS CAP ON
A 2.5" PIPE, STAMPED "T3S R66W-R65W S13/S18 ¼ 1999 LS 24313" IS NORTH 00°13'40" WEST, FOR 2,649.07
FEET.

THE HORIZONTAL DATUM FOR THIS PROJECT IS THE NORTH AMERICAN DATUM OF 1983 (NAD83).
PROJECTED TO THE COLORADO COORDINATE SYSTEM OF 1983, CENTRAL ZONE.

THE VERTICAL DATUM FOR THIS PROJECT IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88).

SITE PLAN DATA BLOCK	
PROPOSED SIDEWALK AREA	41,829 ± SQ FT (0.96 ± ACRES)
PROPOSED ROADWAY ASPHALT AREA	189,503 ± SQ FT (4.35 ± ACRES)
PROPOSED LANDSCAPE AREA	48,596 ± SQ FT (1.14 ± ACRES)
PRESIDENT ZONING CLASSIFICATIONS	AIRPORT DISTRICT (AD), MIXED-USE REGIONAL DISTRICT (MU-R), MEDIUM-DENSITY RESIDENTIAL DISTRICT (R-2)
OVERALL ISP DISTURBANCE AREA	564,116 ± SQ FT (12.88 ± ACRES)



VICINITY MAP
1" = 2000'

CIVIL ENGINEER:

WESTWOOD PROFESSIONAL SERVICES
10333 DRY CREEK RD., SUITE 400
ENGLEWOOD, CO 80112
CONTACT: TOM ODLE
PHONE: (720) 249-3575
EMAIL: TOM.ODLE@WESTWOODPS.COM

SURVEYOR:

WESTWOOD PROFESSIONAL SERVICES
10333 DRY CREEK RD., SUITE 400
ENGLEWOOD, CO 80112
CONTACT: PATRICK STEENBURG
PHONE: (720) 249-3543
EMAIL: PATRICK.STEENBURG@WESTWOODPS.COM

LANDSCAPE ARCHITECT

CIVITAS INC.
1200 BANNOCK ST.
DENVER, CO 80204
CONTACT: CRAIG VICKERS
PHONE: (303) 571-0053
EMAIL: CVICKERS@CIVITASINC.COM

PROPERTY OWNERS:

WINDLER PUBLIC IMPROVEMENT AUTHORITY
(WPIA)
9155 E. NICHOLS AVENUE, SUITE 360
CENTENNIAL, CO 80112
CONTACT: CHRIS FELLOWS

C&H COLORADO LAND INVESTMENTS
CONTACT: GEORGE MCLEROY &
ASSOCIATES
10801 W CHARLESTON BLVD, STE 170
LAS VEGAS, NV 89135

PROPERTY OWNERS: (CONT)

E-470 PUBLIC HIGHWAY AUTHORITY
CONTACT: CHUCK WEISS
PHONE: 303-537-3420
EMAIL: CWEISS@E-470.COM

SHEET INDEX	
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	TYPICAL SECTIONS
3	HORIZONTAL & VERTICAL CONTROL
4	SIGN & WAY PLANS
5-6	ROADWAY PLANS
7-8	GRADING & UTILITY PLANS
9-11	SWALE PLANS
12-18	LANDSCAPING PLANS

SIGNATURE BLOCKS

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF
AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE.
THEIR SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE
ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT
THE CONSTRUCTION, LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND
STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND
LIMITATIONS SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL OR AMENDMENT OF
THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

IN WITNESS THEREOF, Donald Probst HAS CAUSED THESE
PRESENTS TO BE EXECUTED THIS 30 DAY OF August AD 2023

BY: [Signature]
(PRINCIPALS OR OWNERS)

NAME: Donald Probst

TITLE: Authorized Signer

STATE OF COLORADO

COUNTY OF Arapahoe

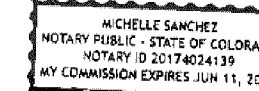
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

30 DAY OF August AD 2023

BY: Donald Probst
(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

[Signature]
(NOTARY PUBLIC)



MY COMMISSION EXPIRES June 11, 2025

NOTARY BUSINESS ADDRESS: 5750 DTC Parkway Ste 210

Greenwood Village, CO 80111

CITY OF AURORA APPROVALS:

CITY ATTORNEY: Lena McClelland DATE: 10/23/23

PLANNING DIRECTOR: [Signature] DATE: 10/23/2023

PLANNING COMMISSION: N/A DATE: _____

CITY COUNCIL: N/A DATE: _____

ATTEST: N/A DATE: _____

DATABASE APPROVAL DATE: 10/12/2022

AMENDMENTS

SHEET NUMBER	1	DRAWN BY: AEC	SCALE: AS SHOWN	E. 48TH AVE. ISP N. TIBET ROAD TO E-470 COVER SHEET	WINDLER PUBLIC IMPROVEMENT AUTHORITY 8155 E. NICHOLS AVENUE, SUITE 360 CENTENNIAL, COLORADO 80112	Westwoodps.com 10333 E DRY CREEK RD. SUITE 400 ENGLEWOOD, CO 80112 Westwood Professional Services, Inc. TEL: 720.482.9526	Westwood																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
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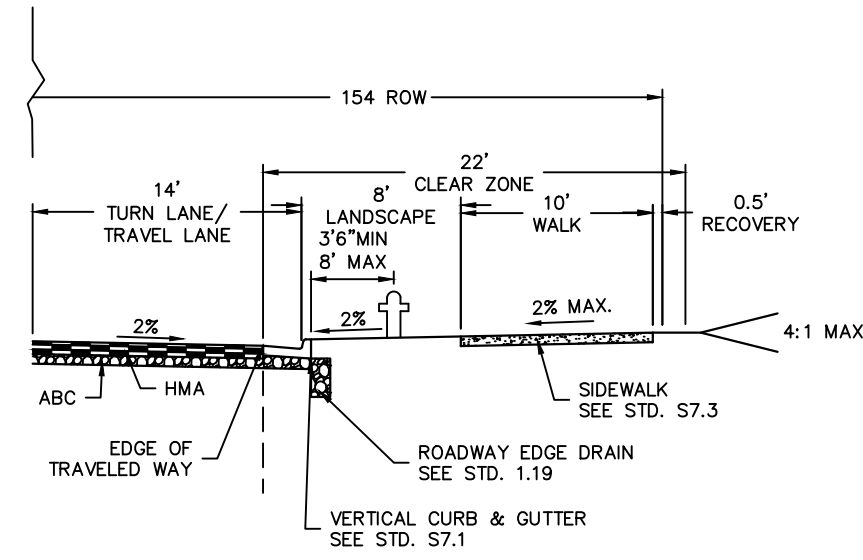
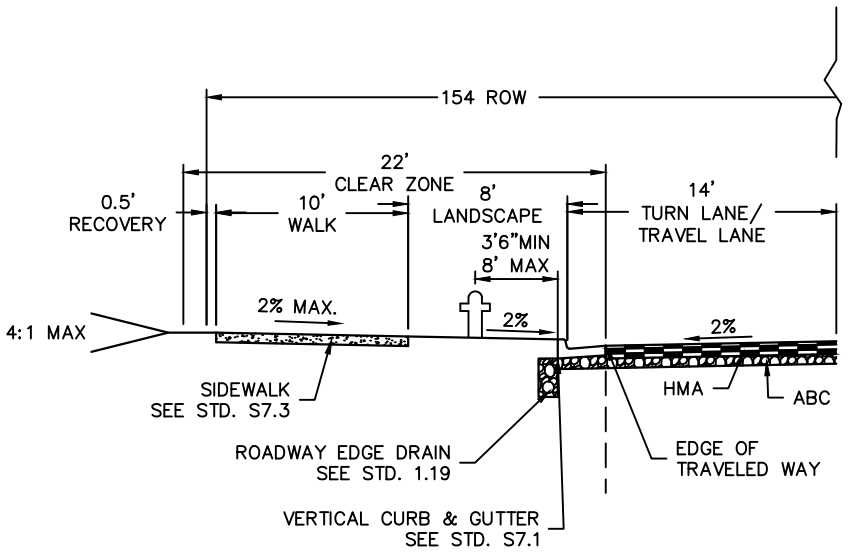
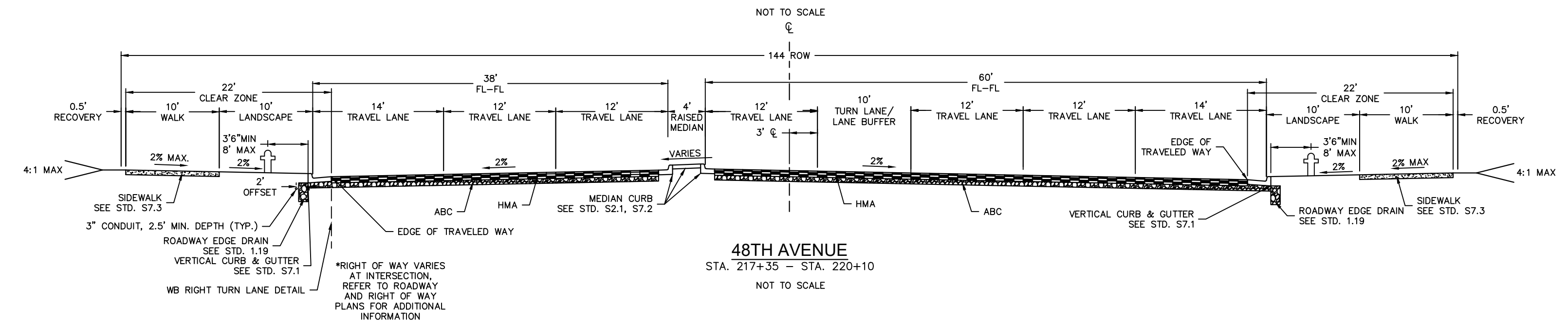
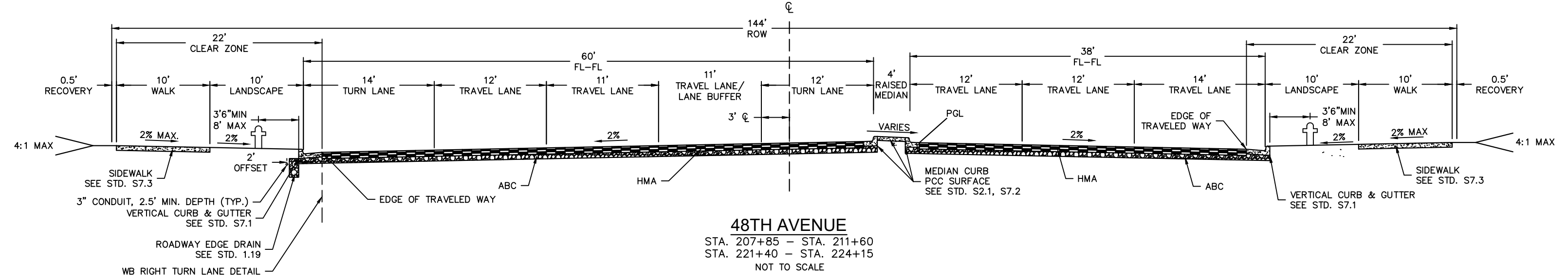
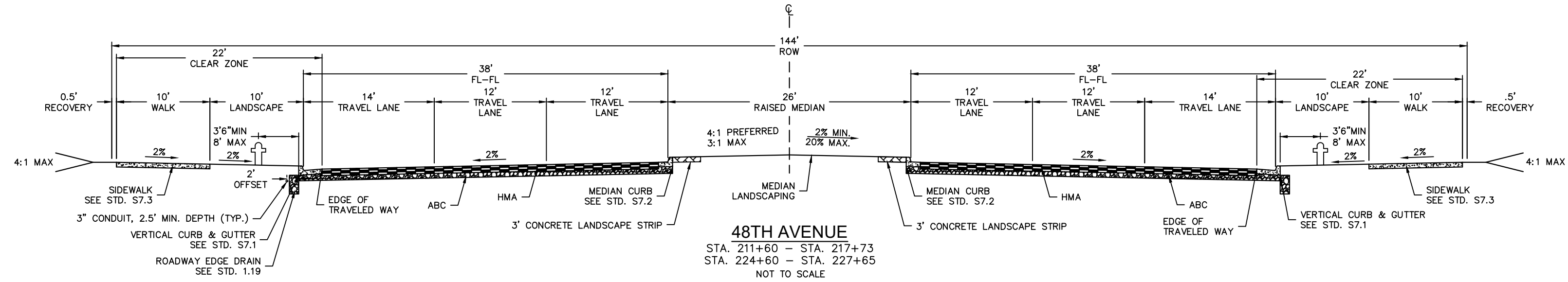
NOT FOR CONSTRUCTION

SITE PLAN NOTES

- THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
- RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE".
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN DISABILITIES ACT.
- WINDLER PUBLIC IMPROVEMENT AUTHORITY (WPIA) SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIAL SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. LANDSCAPING FOR THE CURBSIDE LANDSCAPE ON BOTH SIDES OF THE STREET AND THE MEDIANS SHALL BE INSTALLED FOLLOWING THE CONSTRUCTION OF 48TH AVENUE. SHOULD THIS OCCUR OUTSIDE OF THE NORMAL PLANTING SEASON, PLANT INSTALLATION SHALL OCCUR IMMEDIATELY THEREAFTER. ALL PLANTINGS SHALL BE PER THE APPROVED LANDSCAPING PLAN.
- ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHT-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO THE CITY'S USE AND OCCUPANCY OF SAID EASEMENT OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE, OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
- ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
- THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, RAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- NOT WITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING, OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSERVED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ET CETERA, SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THESE TERMS, CONDITIONS, AND REQUIREMENTS OF THIS NOTE.
- ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE, LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED OR VICE VERSA.
- ERRORS IN THE APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
- STREET LIGHTING SHALL BE AT THE DEVELOPER'S EXPENSE. STREET LIGHT LOCATIONS SHOWN ARE CONCEPTUAL. FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED BY THE STREET LIGHTING PLAN SUBMITTED WITH THE CIVIL PLANS. THE LIGHTS ARE OWNED AND MAINTAINED BY THE CITY OF AURORA.
- IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY THE CITY ENGINEER.
- THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN CITY RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREET LIGHT AND/OR PEDESTRIAN PHOTOMETRIC PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRICAL ONE LINE, AND GROUNDING DETAILS SHALL BE SUBMITTED TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET LIGHTS ARE REQUIRED. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
- PRIOR TO FINAL ACCEPTANCE OF PUBLIC IMPROVEMENTS, IF THE ADJACENT SITE IS NOT UNDER CONSTRUCTION, THE CURB CUT/CURB RETURNS AND CROSS PAN MUST BE REMOVED AND REPLACED WITH SIDEWALK, LANDSCAPING, AND CURB AND GUTTER AT THE DEVELOPER'S EXPENSE. THE DEVELOPER ACKNOWLEDGES THE RISK OF CONSTRUCTING THE CURB CUT WITHOUT APPROVED CIVIL PLANS FOR THE ADJACENT SITE SHOWING THE CURB CUT.

PHASING NOTES

- THE COMPLETE 48TH AVENUE CROSS SECTION WILL BE BUILT FROM TIBET ROAD TO THE E-470 INTERCHANGE, INCLUDING DRIVES TO THE NORTH AND SOUTH.
- THE POSTED SPEED OF 48TH AVENUE IS TO BE 35 MPH DURING THE INTERIM CONDITION. THIS WILL BE CHANGED TO 45 MPH ONCE THE FULL SECTION OF 48TH AVENUE FROM E-470 TO HARVEST ROAD IS CONSTRUCTED.
- TRAFFIC SIGNALS WILL BE BUILT OUT AT THE 48TH AVENUE INTERSECTIONS ONCE THEY BECOME WARRANTED BY MUTCD CRITERIA. TRAFFIC SIGNAL ESCROW WILL BE COLLECTED AT A FUTURE DATE AND WILL BE TRIGGERED BY VERTICAL DEVELOPMENT AS INDICATED BY THE TRAFFIC SIGNAL ESCROW ORDINANCE.
- CHANGES TO PAVEMENT MARKINGS WILL BE REQUIRED ONCE THE FULL SECTION OF 48TH AVENUE FROM E-470 TO HARVEST ROAD IS CONSTRUCTED.
- RESPONSIBILITY FOR EACH COMPONENT OF THE PROJECT IS YET TO BE DETERMINED AND WILL BE COORDINATED BETWEEN THE AFFECTED PARTIES THROUGHOUT THE ISP PROCESS.



NOTES:

- INSTALLATION OF FIBER OPTIC SHALL NOT PRECLUDE THE INSTALLATION OF THE REQUIRED LANDSCAPE BETWEEN THE BACK OF CURB AND SIDEWALK..
- LANDSCAPE MEDIANS ARE INTENDED TO BE MAINTAINED BY AURORA PROS AND WILL BE CONSTRUCTED TO PROS STANDARDS. MEDIAN LANDSCAPING WILL BE MAINTAINED BY THE DEVELOPER DURING A THREE (3) YEAR WARRANTY AND MAINTENANCE PERIOD REQUIRED FOR XERIC-BASED DESIGNS.
- TYPICAL SECTIONS REFLECT GENERALIZED STRIPING CONFIGURATIONS. REFER TO PAVEMENT MARKING AND SIGNING PLANS FOR MORE DETAILED INFORMATION.
- ROADWAY CROSS SLOPES CAN VARY. REFER TO ROADWAY PLANS FOR EXACT CROSS SLOPE WARPING LOCATIONS.
- TREES WITHIN THE 10 FOOT LANDSCAPE BUFFER MUST BE LOCATED A MINIMUM OF 6 FEET FROM THE EDGE OF TRAVELED WAY, AS LOCATED IN THESE SECTIONS.
- THE SURFACING MATERIAL OF PROPOSED FLATWORK, INCLUDING CURB AND GUTTER, SIDEWALKS, BIKEWAYS, AND CURB RAMPS, IS TO BE GRAY CONCRETE. ALL PROPOSED ROADWAY SURFACING IS TO BE ASPHALT PAVEMENT. MEDIAN COVER MATERIAL TO COMPLY WITH PROS MANUAL

SHEET NUMBER	DRAWN BY: AEC	CHECKED BY: CCN	DATE: August 2023	SCALE: AS SHOWN	FILE NO: 004325102	E. 48TH AVE. ISP N. TIBET ROAD TO E-470 TYPICAL SECTIONS	WINDLER PUBLIC IMPROVEMENT AUTHORITY 9155 E. NICHOLS AVENUE, SUITE 380 CENTENNIAL, COLORADO 80112	Westwood Westwoodps.com Westwood Professional Services, Inc. 10333 E DRY CREEK RD. SUITE 400 ENGLEWOOD, CO 80112 TEL: 720.482.9536	No.	Revisions	Date	Init.	Appr.	Date

NOT FOR CONSTRUCTION

E 48TH AVENUE HCL					
ID #	STATION RANGE	START COORD.	END COORD.	LINE/CHORD LENGTH (FT)	LINE/CHORD BEARING
L1	207+18.53 233+64.86	N: 1711293.15 E: 3217772.30	N: 1711309.59 E: 3220418.57	2646.33	N89°38'39"E

48TH AVENUE BENCHMARKS & CONTROL POINTS				
POINT #	NORTHING	EASTING	ELEVATION	FULL DESCRIPTION
6	1711293.1490	3217772.0970	5459.130	NO. 6 REBAR & 3-1/4" ALUMINUM CAP PLS 38004
7	1711309.5890	3220418.5710	5498.559	FOUND MONUMENT 3.5" AC AND REBAR "MK CENTENNIAL PLS 24313 1999"
302	1713958.6390	3220408.0440	5482.374	SCR /3INBRASSCAPON2.5INIRONPIPE OFFCENTER 1999 PLS24313

BASIS OF BEARINGS: THE BASIS OF BEARINGS ARE GRID AND BASED WITHIN THE COLORADO COORDINATE SYSTEM OF 1963, CENTRAL ZONE. THE BEARING OF THE LINE BETWEEN THE SOUTHWEST CORNER OF SECTION 18, BEING A FOUND 3.5" ALUMINUM CAP ON A ROD STAMPED "MK CENTENNIAL PLS 24313 1999" AND THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 18, BEING A FOUND 3" BRASS CAP ON A 2.5" PIPE, STAMPED "T3S R66W-R65W S13/S18 1/4 1999 LS 24313" IS NORTH 00°13'40" WEST, FOR 2,649.07 FEET.

THE HORIZONTAL DATUM FOR THIS PROJECT IS THE NORTH AMERICAN DATUM OF 1983 (NAD83). PROJECTED TO THE COLORADO COORDINATE SYSTEM OF 1983, CENTRAL ZONE.

THE VERTICAL DATUM FOR THIS PROJECT IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88).

LEGEND

EXISTING R.O.W.

PROPOSED R.O.W.

SITE BOUNDARY

EXISTING TEMPORARY EASEMENT

EXISTING PERMANENT EASEMENT

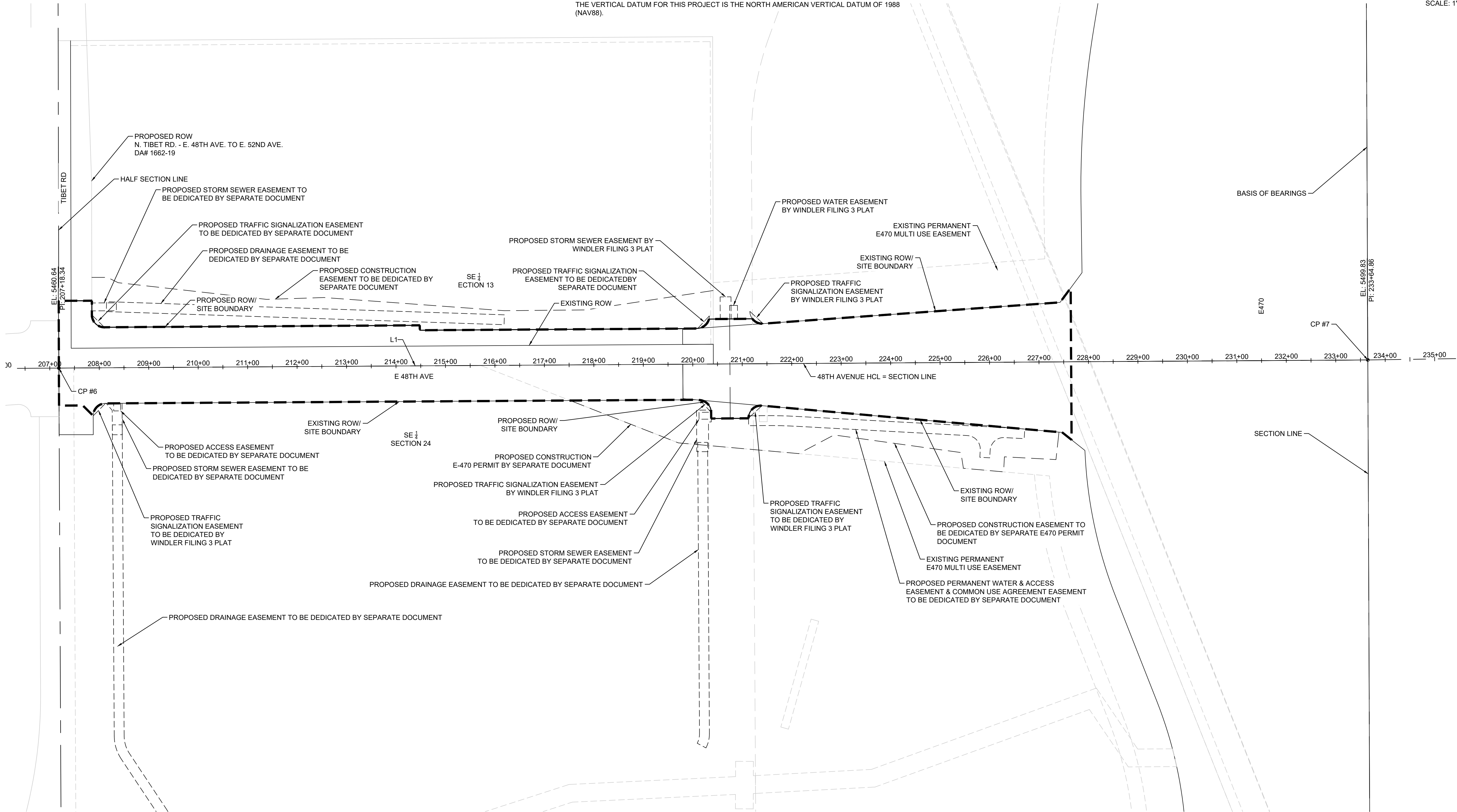
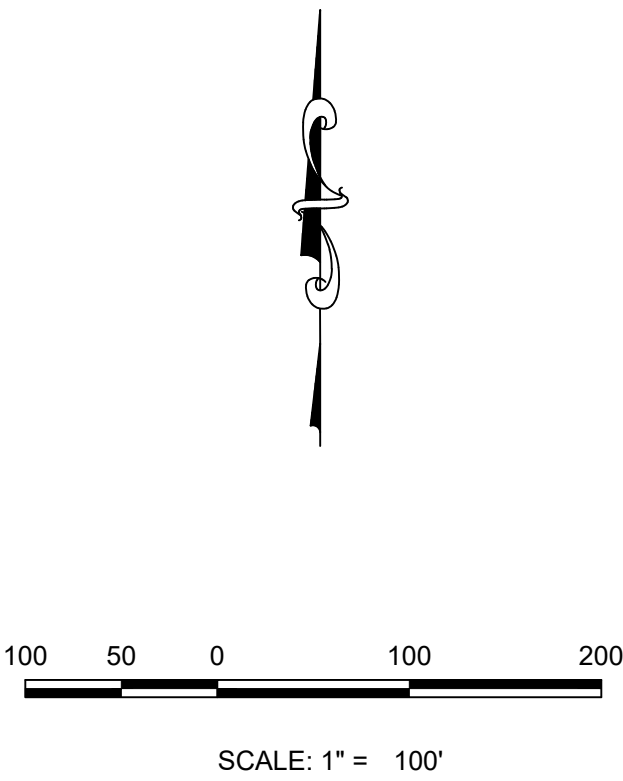
PROPOSED TEMPORARY EASEMENT

PROPOSED PERMANENT EASEMENT

EXISTING SECTION LINE

EXISTING SECTION CORNER

SURVEY CONTROL POINTS



N:\PROJECTS\WINDLER\FILES\48TH AVE - WEST CAD\ENGINEERING\SHEET SET\ISP\HORIZONTAL AND VERTICAL CONTROL.DWG, ACASSIDY, 1/19/24

SHEET NUMBER

3

OF 19

DRAWN BY:

AEC

CHECKED BY:

CCN

DATE:

August 2023

SCALE:

AS SHOWN

FILE NO:

004325102

E. 48TH AVE. ISP

N. TIBET ROAD TO E-470

HORIZONTAL AND VERTICAL CONTROL

WINDLER

PUBLIC IMPROVEMENT AUTHORITY

9155 E. NICHOLS AVENUE, SUITE 360

CENTENNIAL, COLORADO 80112

Westwood

10333 E DRY CREEK RD,

SUITE 400

ENGLEWOOD, CO 80112

TEL: 720.482.9526

Westwoodps.com

Westwood Professional Services, Inc.

Revisions

No.

Date

Appr.

Date

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PROPERTY OWNERSHIP				
TRACT NO.	OWNER	PARCEL #	OWNER ADDRESS	PROPERTY ADDRESS
1	CLAYTON PROPERTIES GROUP II INC	0182100004001	4908 TOWER ROAD	AURORA, CO
2	WINDLER PUBLIC IMPROVEMENT AUTHORITY (WPIA)	0182113400004	5750 DTC PKWY STE 210	GREENWOOD VILLAGE, CO
3	WINDLER PUBLIC IMPROVEMENT AUTHORITY (WPIA)	0182113400002	C/O ALBERTA DEVELOPMENT PARTNERS LLC	GREENWOOD VILLAGE, CO
4	WINDLER PUBLIC IMPROVEMENT AUTHORITY (WPIA)	0182124100010	5750 DTC PKWY STE 210	GREENWOOD VILLAGE, CO
5	WINDLER PUBLIC IMPROVEMENT AUTHORITY (WPIA)	0182124100007	C/O ALBERTA WINDLER LLC	GREENWOOD VILLAGE, CO

LEGEND

ROW DEDICATION

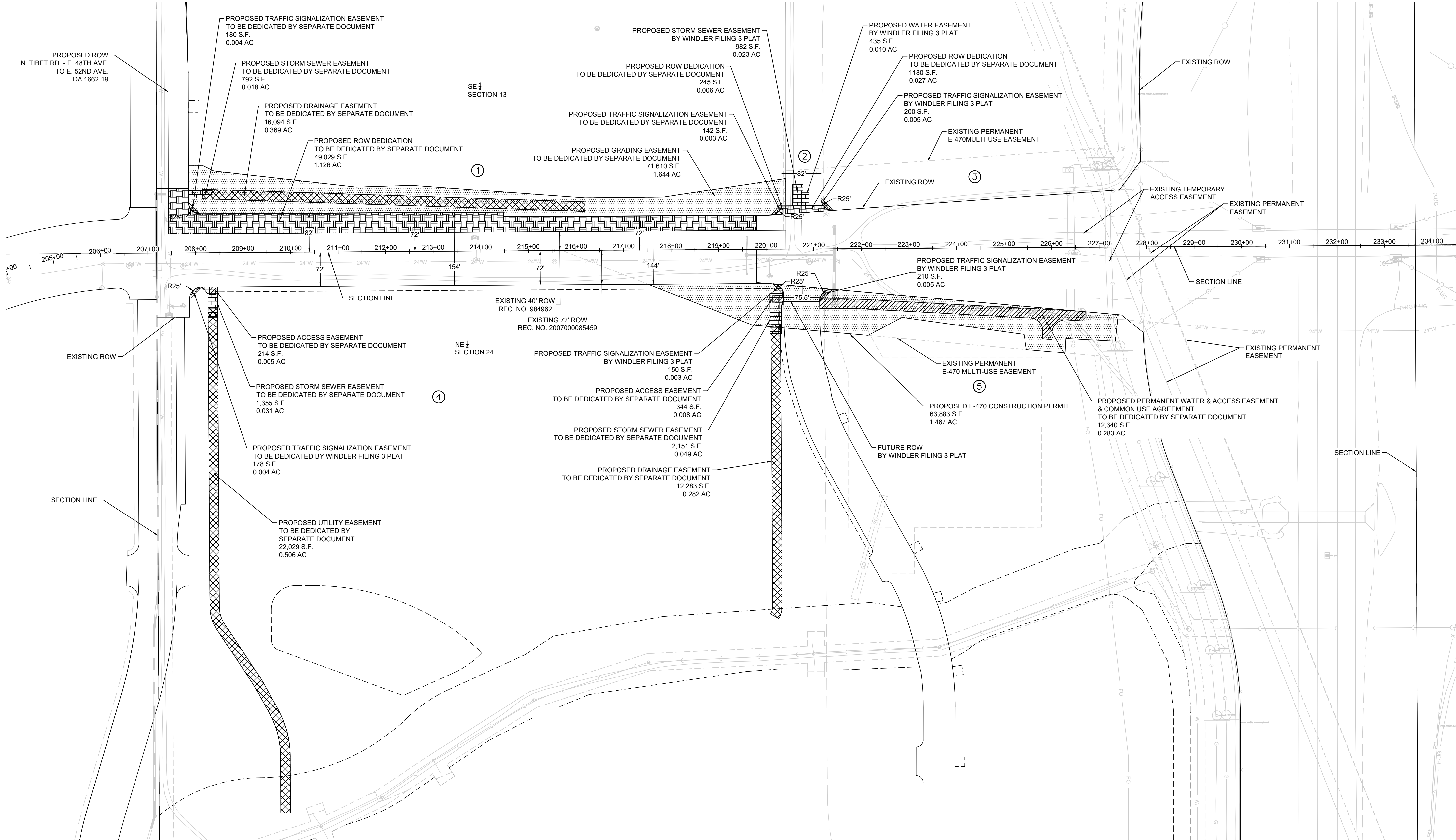
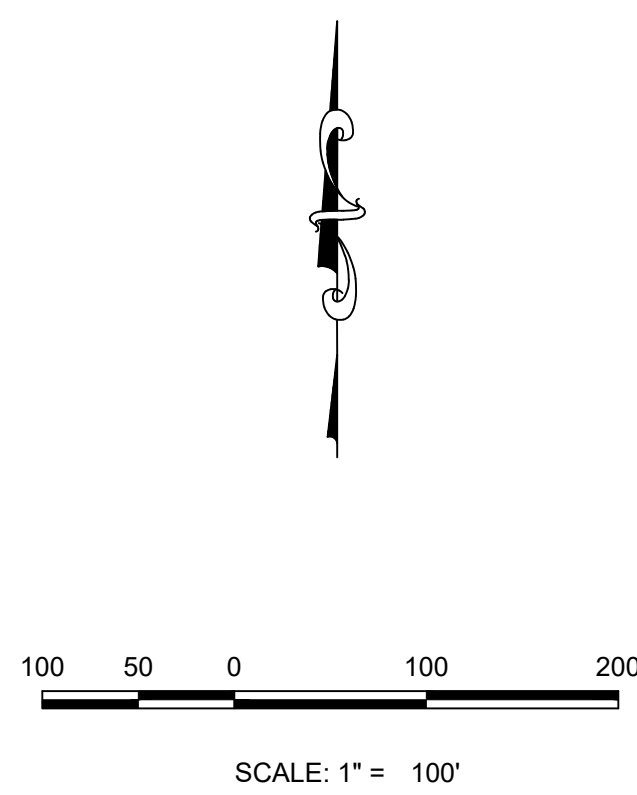
CONSTRUCTION EASEMENT

DRAINAGE EASEMENT

ACCESS EASEMENT

TRAFFIC SIGNALIZATION EASEMENT

UTILITY EASEMENT



N:\PROJECTS\WINDLER\PLANS\48TH AVE - WEST CAD\ENGINEERING\SHEET SET\ISP\RIGHT OF WAY PLAN.DWG, ACASSIDY, 1/10/24

4

OF 19

DRAWN BY: AEC

CHECKED BY: CCN

DATE: August 2023

SCALE: AS SHOWN

FILE NO: 004325102

E. 48TH AVE. ISP

N. TIBET ROAD TO E-470

RIGHT OF WAY PLAN

WINDLER

PUBLIC IMPROVEMENT AUTHORITY

9155 E. NICHOLS AVENUE, SUITE 380

CENTENNIAL, COLORADO 80112

Westwood

10333 E DRY CREEK RD.

SUITE 400

ENGLEWOOD, CO 80112

TEL: 720.482.9526

Westwoodps.com

Westwood Professional Services, Inc.

Revisions

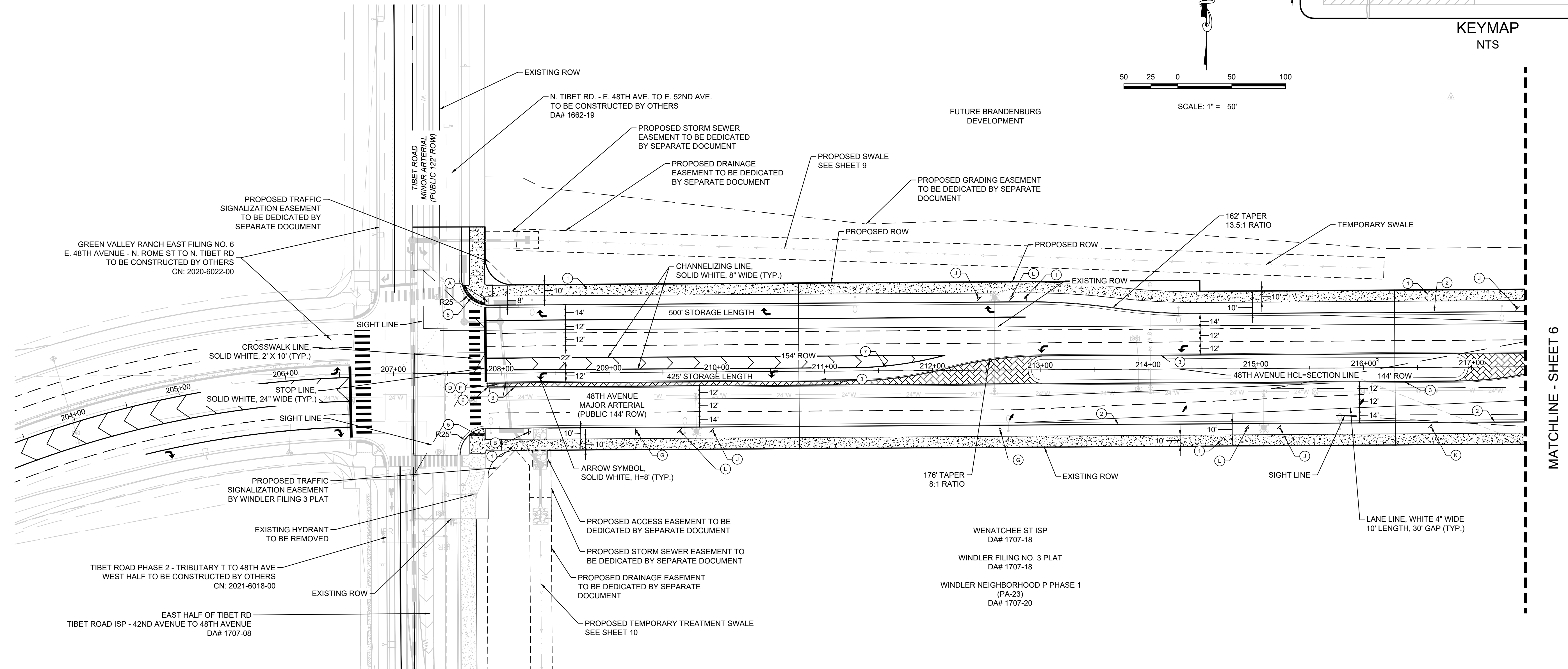
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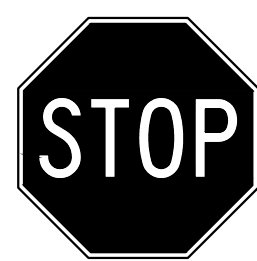
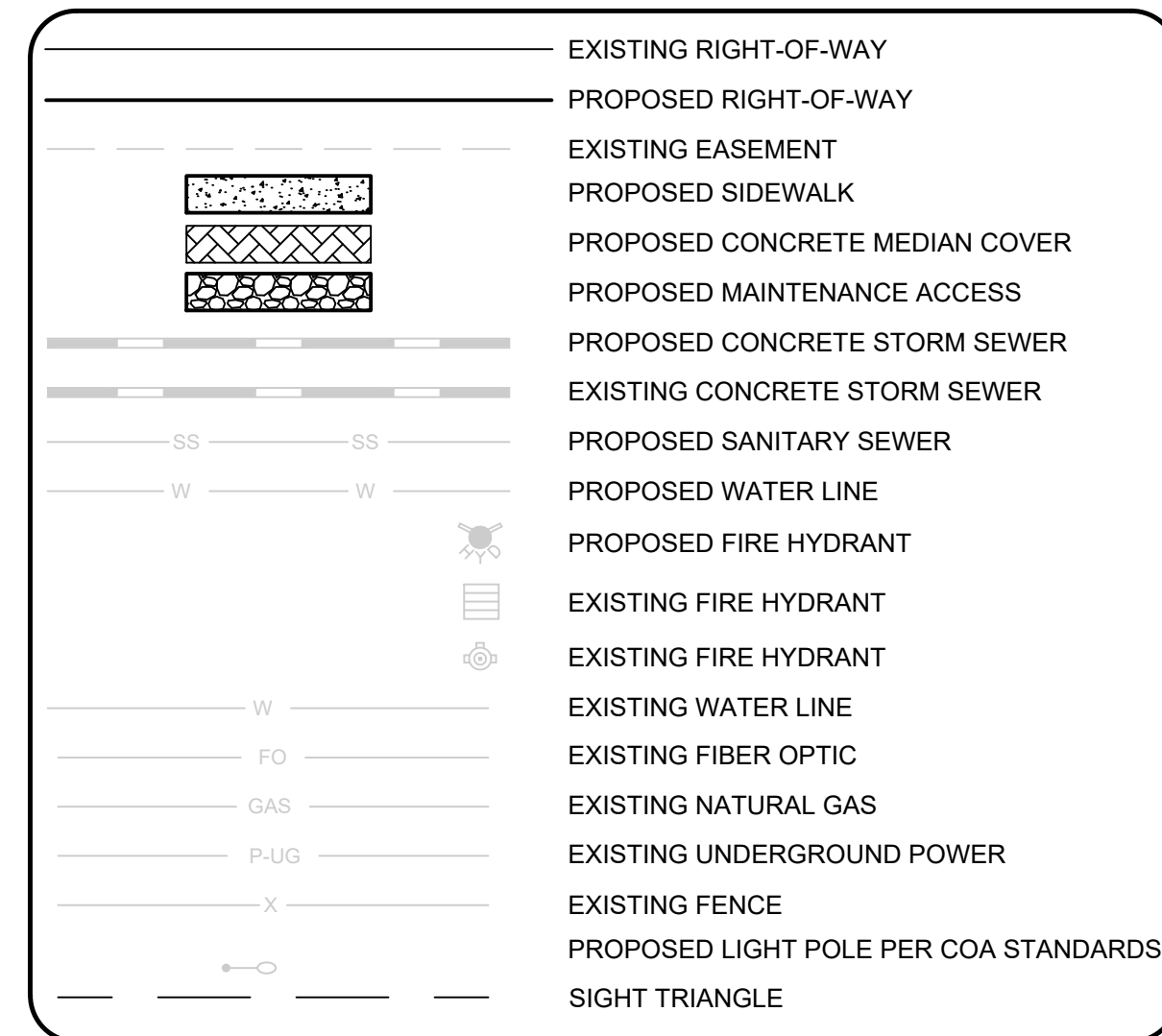
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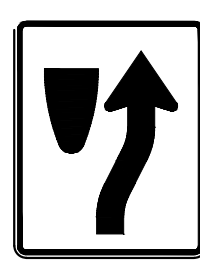
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R2-1



R3-7



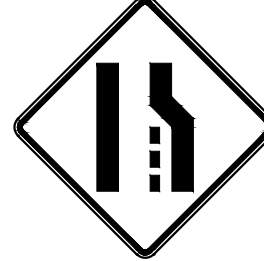
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R11-2



OM1 -



4-



D3-1



R3-7R



7-11



R7-1D



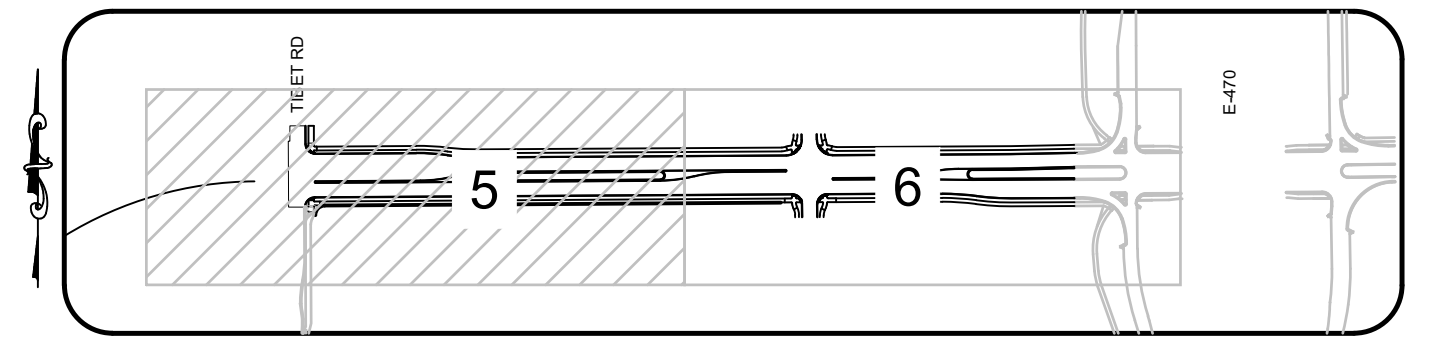
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FLAG NOTES

- ① CONSTRUCT 6" CONCRETE SIDEWALK
- ② CONSTRUCT VERTICAL CURB & GUTTER (\$7.1)
- ③ CONSTRUCT STANDARD MEDIAN CURB (\$7.2)
- ④ TYPE 3 BARRICADE
- ⑤ CONSTRUCT DIRECTIONAL CURB RAMP (\$9.6)
- ⑥ CONSTRUCT RAISED MEDIAN NOSE 2'R (\$2.4)
- ⑦ INSTALL RAISED MEDIAN TURNING LANE AND TRANSITION (\$2.1)

NOTES:

- NOTES:
1. ROW DIMENSIONS MEASURE TYPICAL SECTION CONDITIONS. ROW VARIES AT INTERSECTIONS, REFER TO SHEET 4.
 2. LANE DIMENSIONS MEASURE FROM FLOW LINE TO LANE LINE OR FROM LANE LINE TO LANE LINE.
 3. STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.
 4. PROPOSED FIRE HYDRANT PLACEMENT IS SET AT A 400'-500' NOMINAL SPACING PER EACH ROAD.
- * DENOTES PEDESTRIAN RAMPS TO BE CONSTRUCTED ONCE INTERSECTION IS FULLY SIGNALIZED.
- ** DENOTES CROSSWALKS AND STOP BARS TO BE INSTALLED ONCE INTERSECTION IS FULLY SIGNALIZED.



KEYMAP

MATCHLINE - SHEET 6

Westwood
10333 E DRY CREEK

Westwoodaps.com
Westwood Professional Services, Inc.
 ENGLEWOOD, CO 80112
 TEL: 720.482.9526

WINDLER
PUBLIC IMPROVEMENT AUTHORITY
9155 E. NICHOLS AVENUE, SUITE 360

E. 40TH AVE. 131
N. TIBET ROAD TO E-470
ROADWAY PLAN

AS SHOWN	
AEC	CHECKED BY:

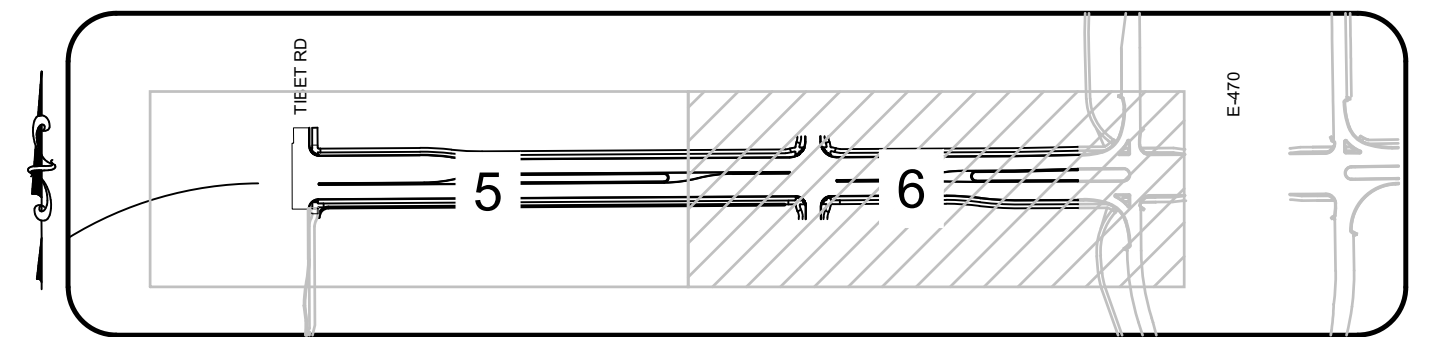
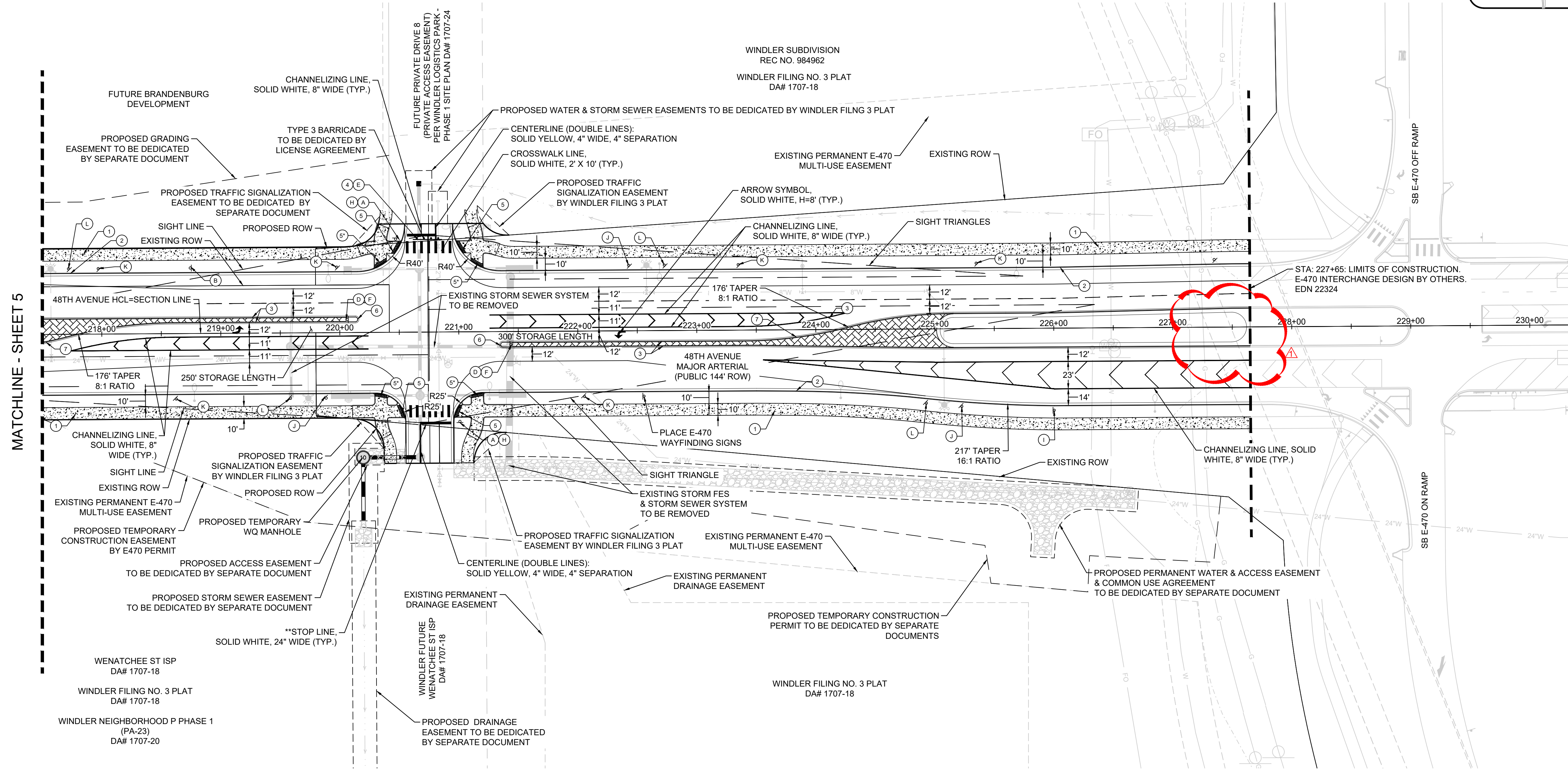
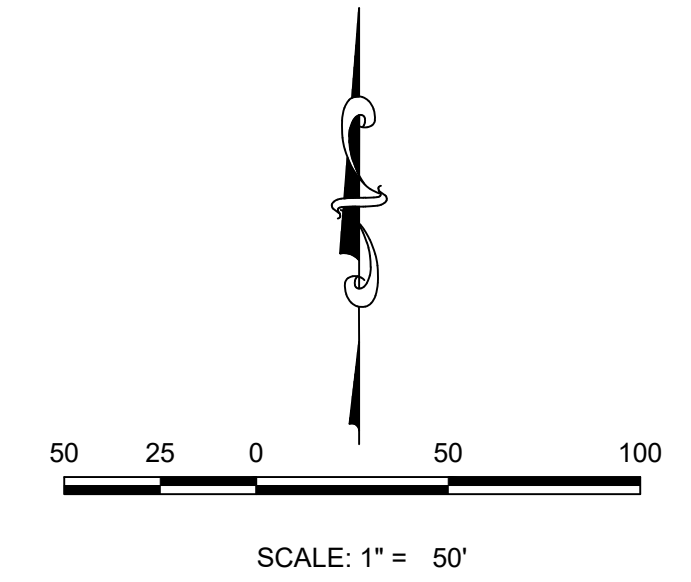
DATE:	August 2023
FILE NO:	004325102

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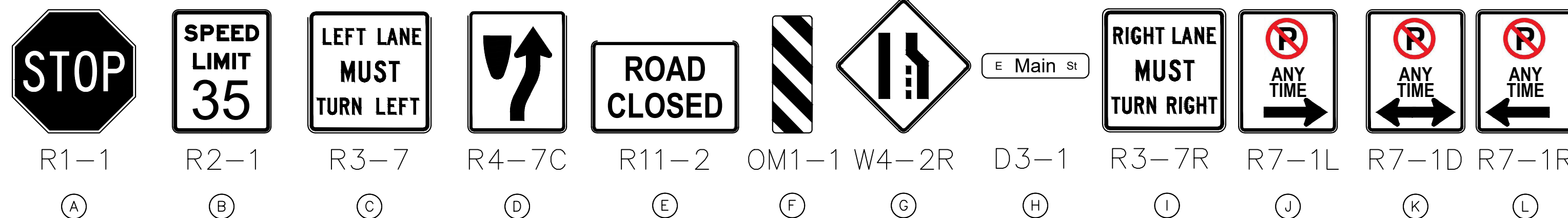
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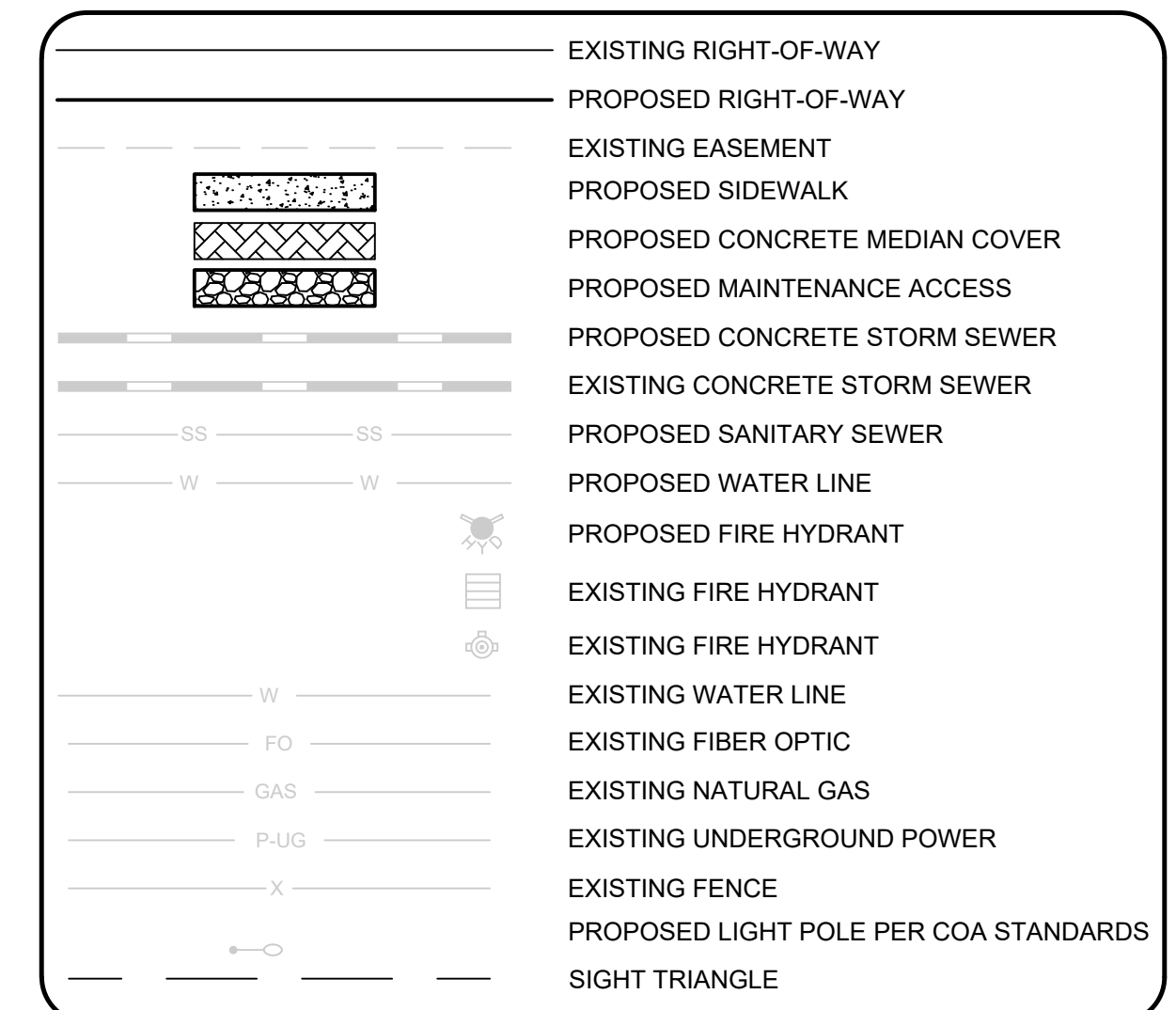
KEYMAP
NTS

NOTES:

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2. LANE DIMENSIONS MEASURE FROM FLOW LINE TO LANE LINE OR FROM LANE LINE TO FLOW LINE.
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4. PROPOSED FIRE HYDRANT PLACEMENT IS SET AT A 400'-500' NOMINAL SPACING PER EACH ROAD HALF.
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- ** DENOTES CROSSWALKS AND STOP BARS TO BE INSTALLED ONCE INTERSECTION IS FULLY SIGNALIZED.



LEGEND



FLAG NOTES

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- ⑥ CONSTRUCT RAISED MEDIAN NOSE 2'R (\$2.4)
- ⑦ INSTALL RAISED MEDIAN TURNING LANE AND TRANSITION (\$2.1)

N:\PROJECTS\WINDLER\FILINGS\48TH AVE - WESTCAD\ENGINEERING\SHEET SETS\SIPIROADWAY PLAN.DWG, MSDAVIS, 1/9/24

Westwood

Westwoodps.com
 ENGLEWOOD, CO 80112
 TEL: 720.482.9526

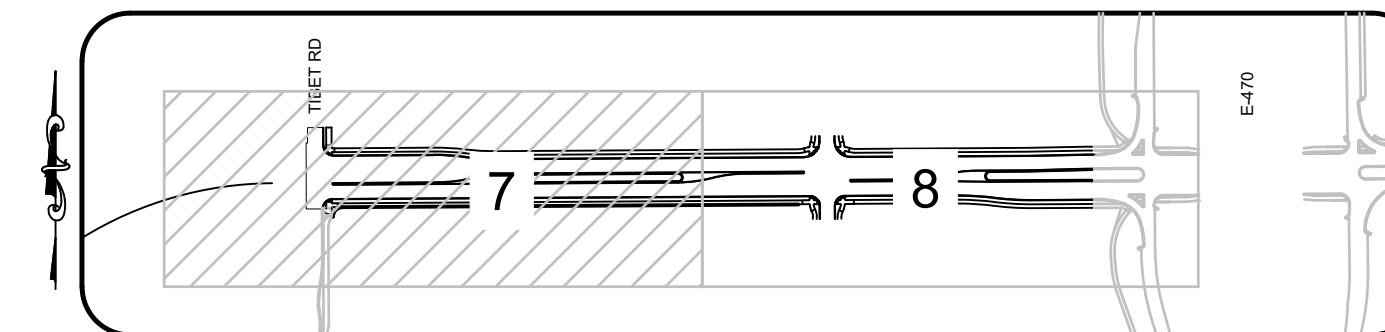
WINDLER
PUBLIC IMPROVEMENT AUTHORITY
9155 E. NICHOLS AVENUE, SUITE 360
CENTENNIAL, COLORADO 80112

E. 45TH AVE. 101
N. TIBET ROAD TO E-4
ROADWAY PLAN

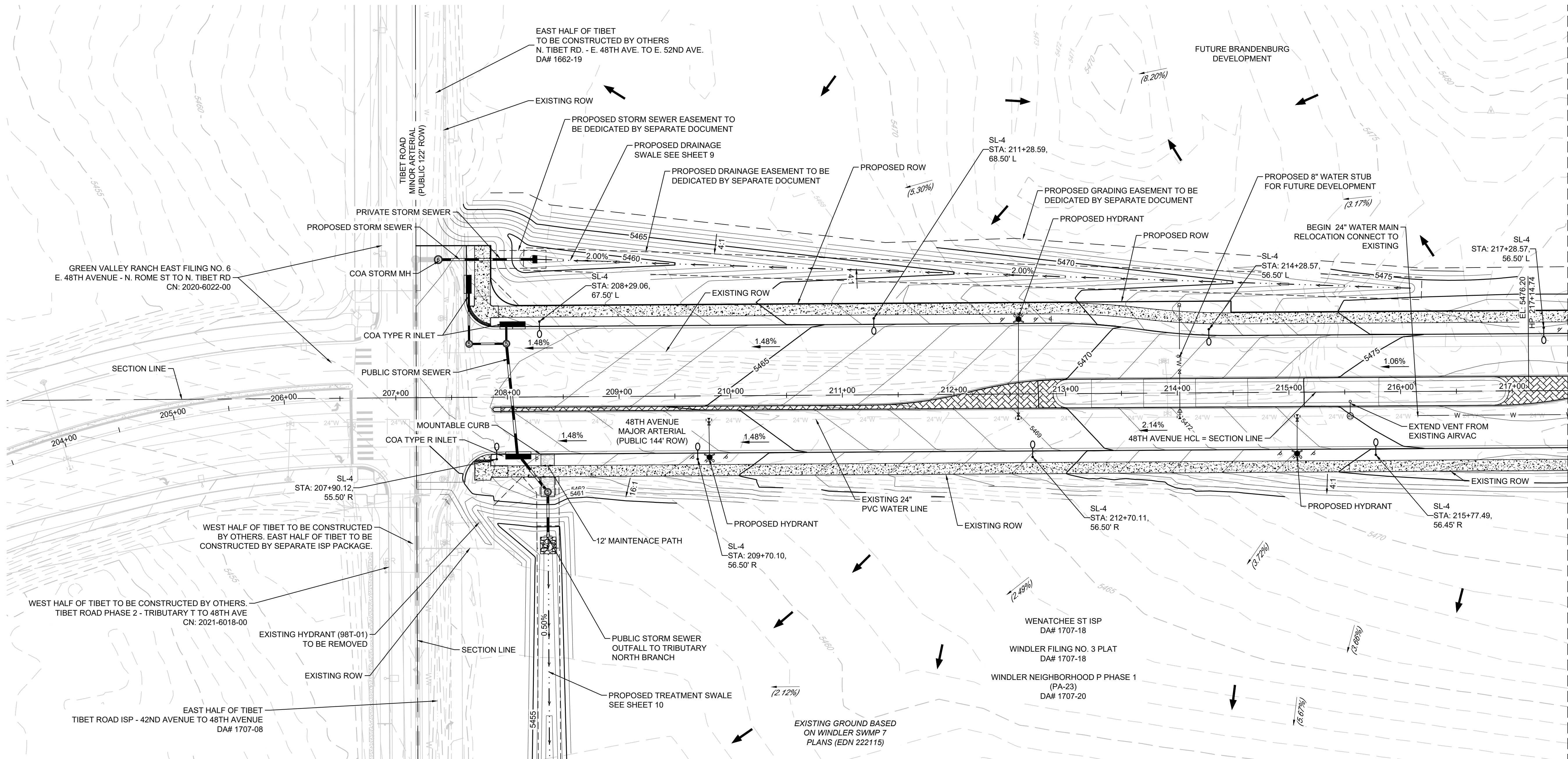
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6 OF 19

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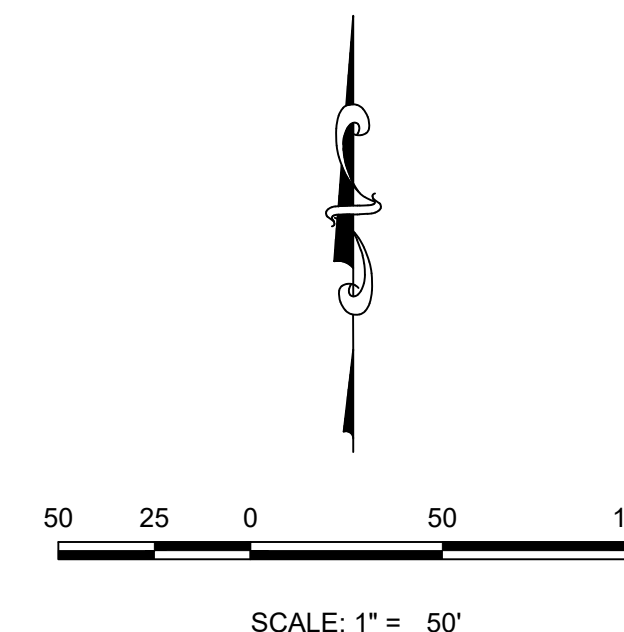
KEYMAP
NTS



MATCHLINE - SHEET 8

LEGEND

	EXISTING RIGHT-OF-WAY
	PROPOSED RIGHT-OF-WAY
	EXISTING EASEMENT
	PROPOSED SIDEWALK
	PROPOSED CONCRETE MEDIAN COVER
	PROPOSED MAINTENANCE ACCESS
	PROPOSED CONCRETE STORM SEWER
	EXISTING CONCRETE STORM SEWER
	PROPOSED SANITARY SEWER
	PROPOSED WATER LINE
	PROPOSED FIRE HYDRANT
	EXISTING FIRE HYDRANT
	EXISTING FIRE HYDRANT
	EXISTING WATER LINE
	EXISTING FIBER OPTIC
	EXISTING NATURAL GAS
	EXISTING UNDERGROUND POWER
	EXISTING FENCE
	PROPOSED LIGHT POLE PER COA STANDARDS
	SIGHT TRIANGLE



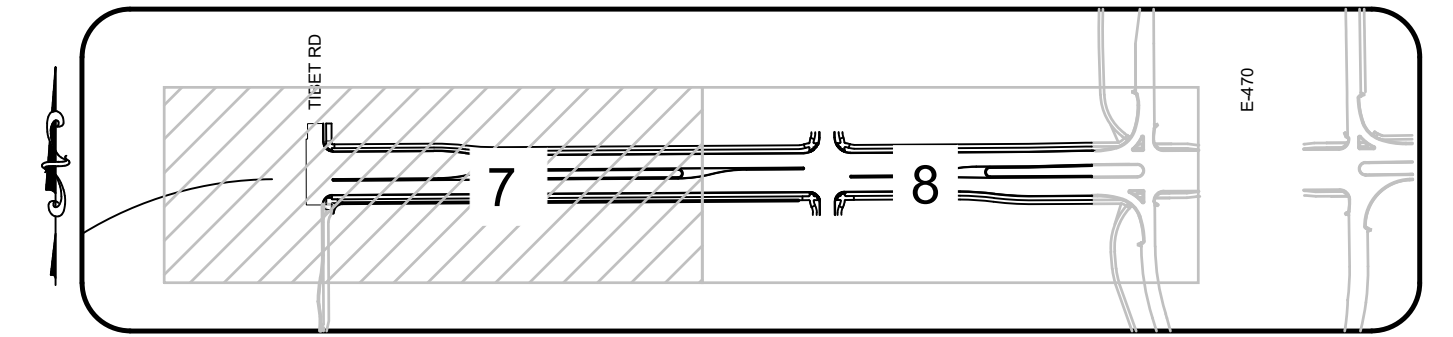
- NOTES:
- FOR MORE DETAILED DESIGN INFORMATION ON THE PROPOSED SWALES, REFER TO THE SWALE PLANS.
 - ALL PROPOSED HYDRANT LINES ARE 6" DIAMETER
 - ALL STORM SEWER DEPICTED IN THESE GRADING & UTILITY PLANS IS TO BE PUBLIC STORM SEWER MAINTAINED BY THE CITY OF AURORA.

SHEET NUMBER	DRAWN BY: AEC	CHECKED BY: CCN	DATE: August 2023	SCALE: AS SHOWN	FILE NO: 004325102	WINDLER PUBLIC IMPROVEMENT AUTHORITY 9155 E. NICHOLS AVENUE, SUITE 380 CENTENNIAL, COLORADO 80112	Westwood 10333 E DRY CREEK RD. SUITE 400 ENGLEWOOD, CO 80112 TEL: 720.482.9526 Westwoodps.com Westwood Professional Services, Inc.	Revisions	No.	Date	Init.	Appr.	Date

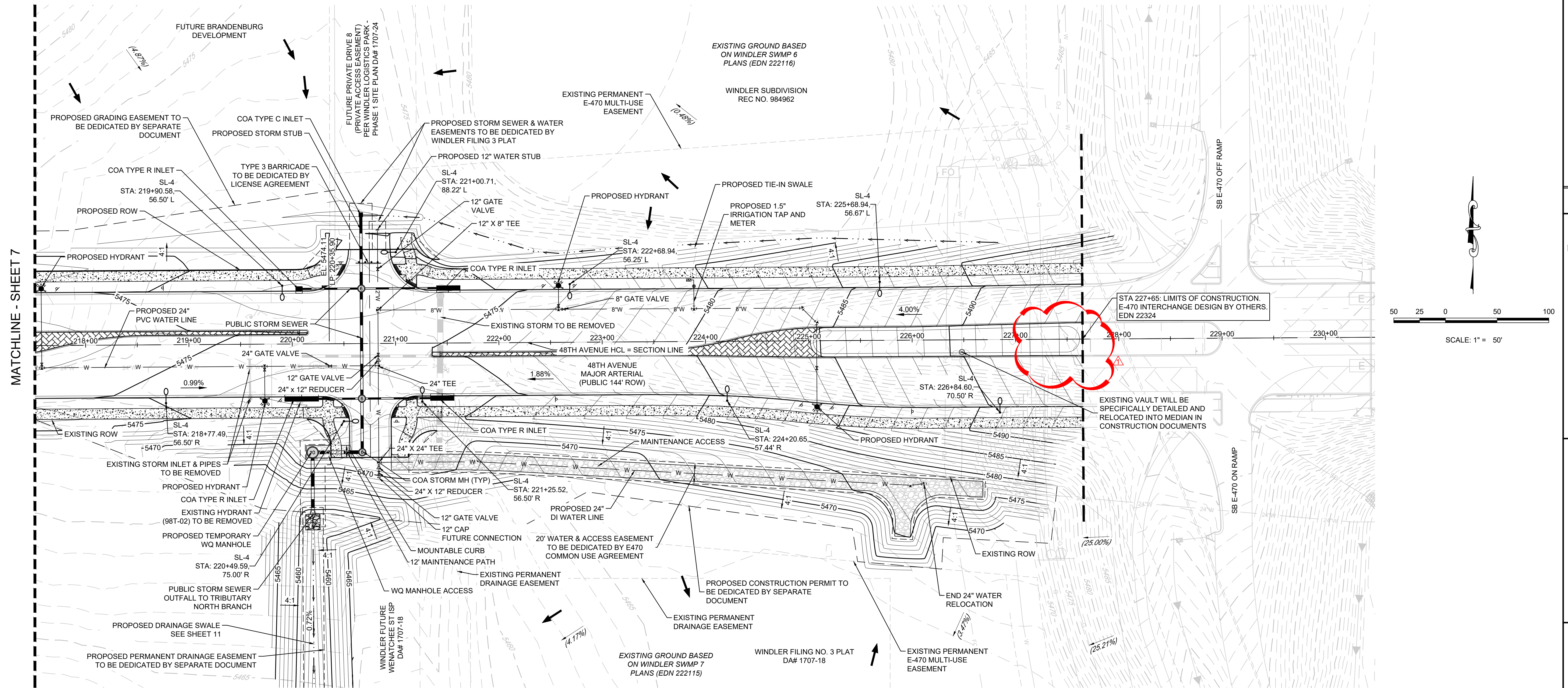
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OF 19

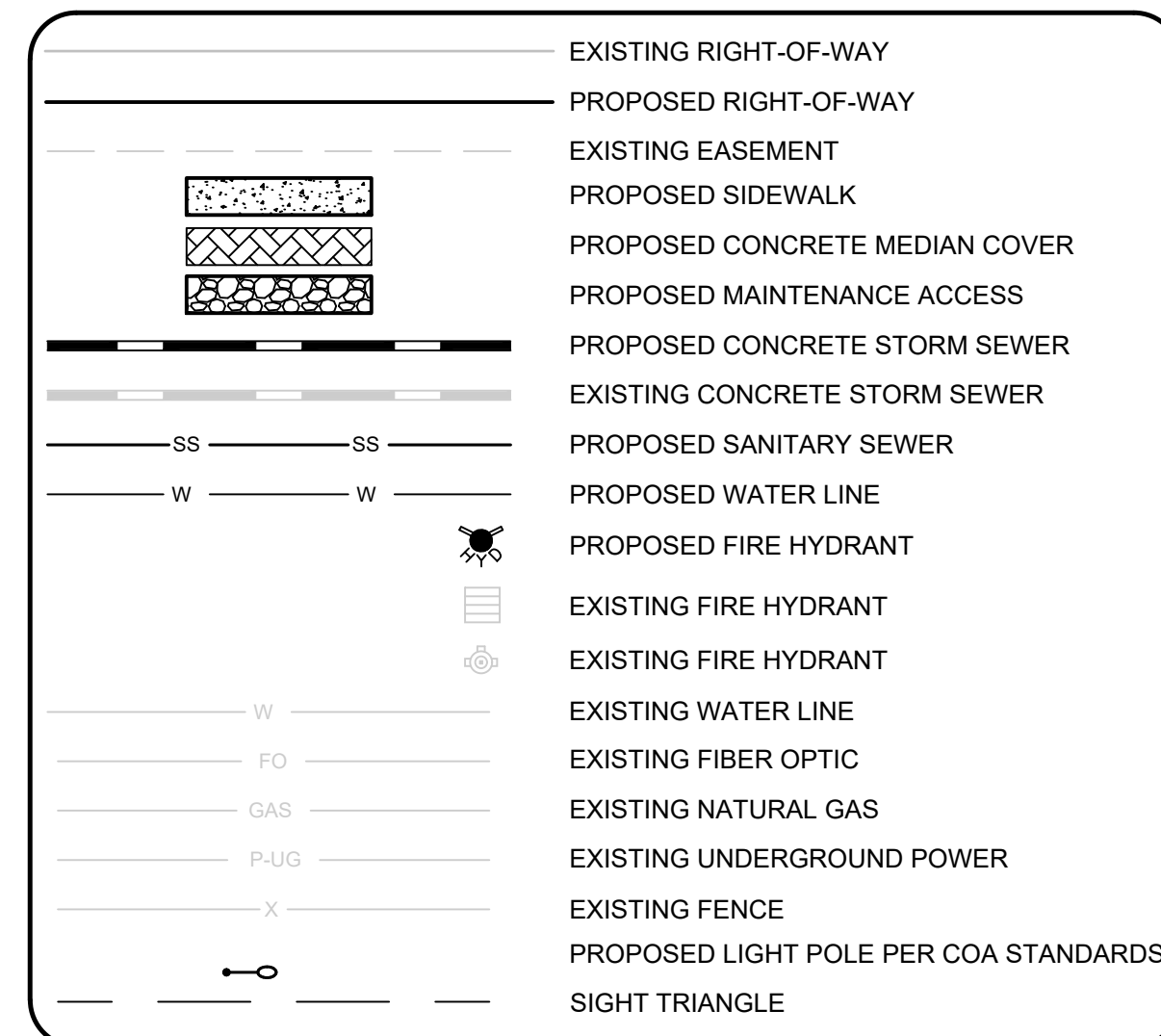
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KEYMAP
NTS



LEGEND



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Westwood
10333 E DRY CREEK

Westwoodps.com
ENGLEWOOD, CO 80112
Westwood Professional Services, Inc.
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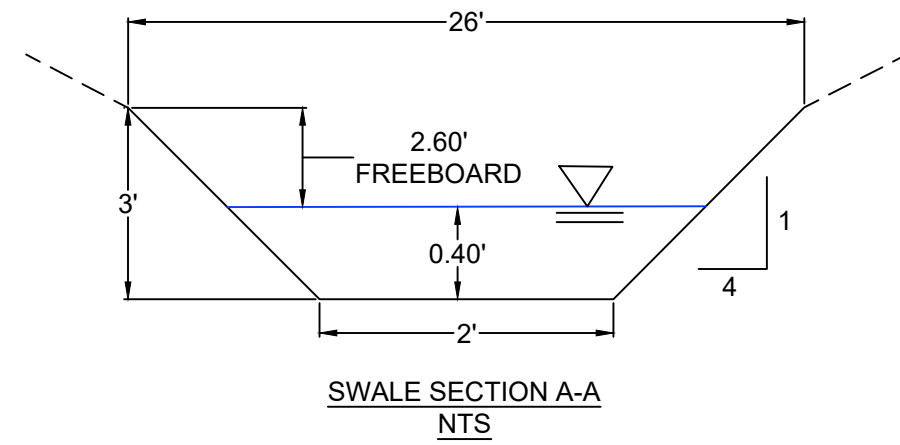
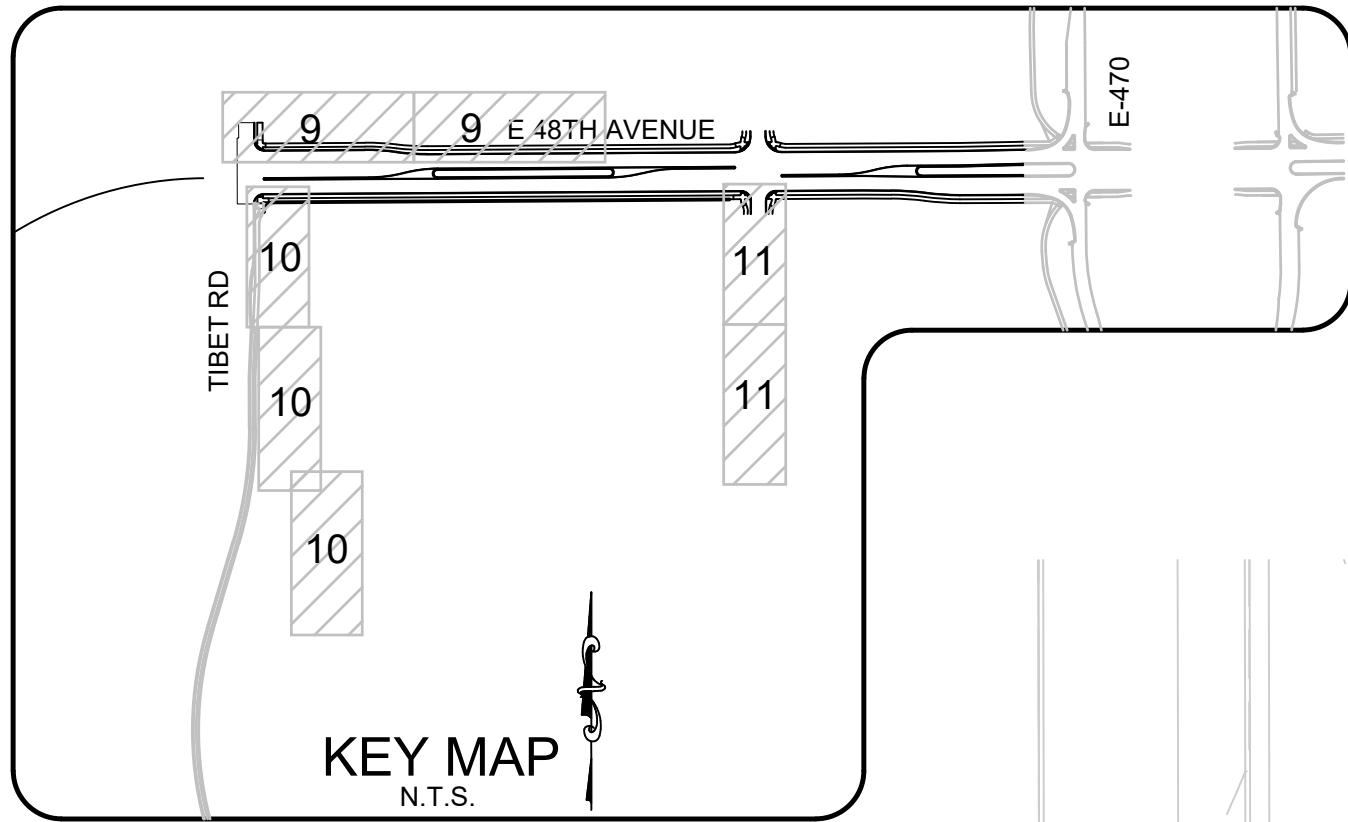
WINDLEK
PUBLIC IMPROVEMENT AUTHORITY
9155 E. NICHOLS AVENUE, SUITE 360
CENTENNIAL, COLORADO 80112

E. 45TH AVE. (S)
N. TIBET ROAD TO E-470
GRADING AND UTILITY PLANS

AS SHOWN	FILE NO:	004325102
AEC	CHECKED BY:	CCN
	DATE:	August 2023

8 OF 19

NOT FOR CONSTRUCTION



- NOTES:**
1. ALL STORM INFRASTRUCTURE SHOWN IS PUBLIC AND WILL BE MAINTAINED BY THE CITY OF AURORA UNLESS OTHERWISE NOTED. GRADES ABOVE 100-YEAR WSEL ARE SUBJECT TO CHANGE AS OVERLOT GRADING IS DEVELOPED.
 2. PRIVATE TEMPORARY SWALE SHALL BE MAINTAINED BY THE DISTRICT AND THE SLOPE LESS THAN 2% PERMITTED FOR UP TO 36 MONTHS OR THE CERTIFICATE OF OCCUPANCY, OTHERWISE REVISIONS SHALL BE SUBMITTED FOR CONCRETE LINING THE SWALE. IN ADDITION, THE CITY RESERVES THE RIGHT PRIOR TO 36 MONTHS AND TO REQUIRE THE SWALE TO BE CONCRETE LINED SHOULD THERE BE ISSUES WITH REDUCED CAPACITY, SEDIMENTATION, PONDING OR OTHER ITEMS IDENTIFIED BY THE CITY ENGINEER
 3. PRIVATE TEMPORARY SWALE SHALL BE MAINTAINED BY THE DISTRICT AND THE SLOPE LESS THAN 2% PERMITTED FOR UP TO 36 MONTHS OR THE CERTIFICATE OF OCCUPANCY, OTHERWISE REVISIONS SHALL BE SUBMITTED FOR CONCRETE LINING THE SWALE. IN ADDITION, THE CITY RESERVES THE RIGHT PRIOR TO 36 MONTHS AND TO REQUIRE THE SWALE TO BE CONCRETE LINED SHOULD THERE BE ISSUES WITH REDUCED CAPACITY, SEDIMENTATION, PONDING OR OTHER ITEMS IDENTIFIED BY THE CITY ENGINEER

LEGEND

- EXISTING R.O.W.
- PROPOSED R.O.W.
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- PROPOSED 1' CONTOUR
- PROPOSED 5' CONTOUR

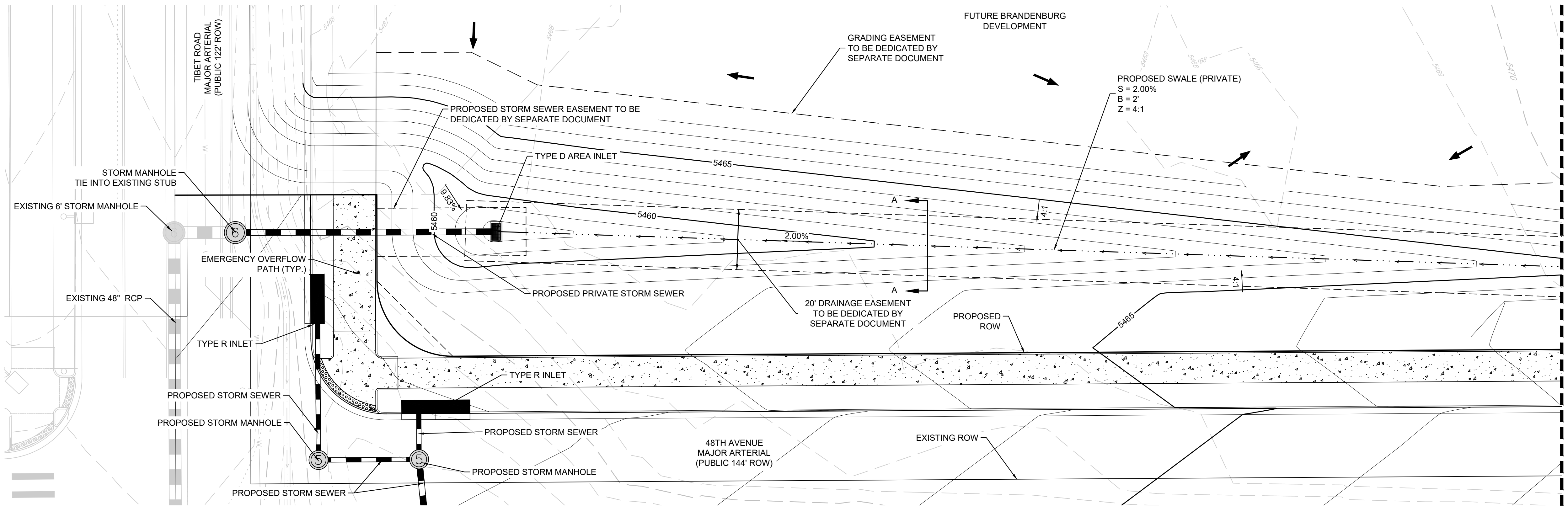
BENCHMARK

THE CITY OF AURORA BENCHMARK 3S6518NW001 A 3" DIAMETER BRASS CAP STAMPED "COA, BM, 3S6518NW001,2008", ON THE SOUTHEAST SIDE (CENTERED) OF A 20-FOOT-WIDE TYPE R STORM INLET, \pm -0.44 MILES SOUTH OF EAST 56TH AVENUE ON THE EAST SIDE OF NORTH GUN CLUB ROAD. ELEVATION = 5,479.90' (NAVD88)

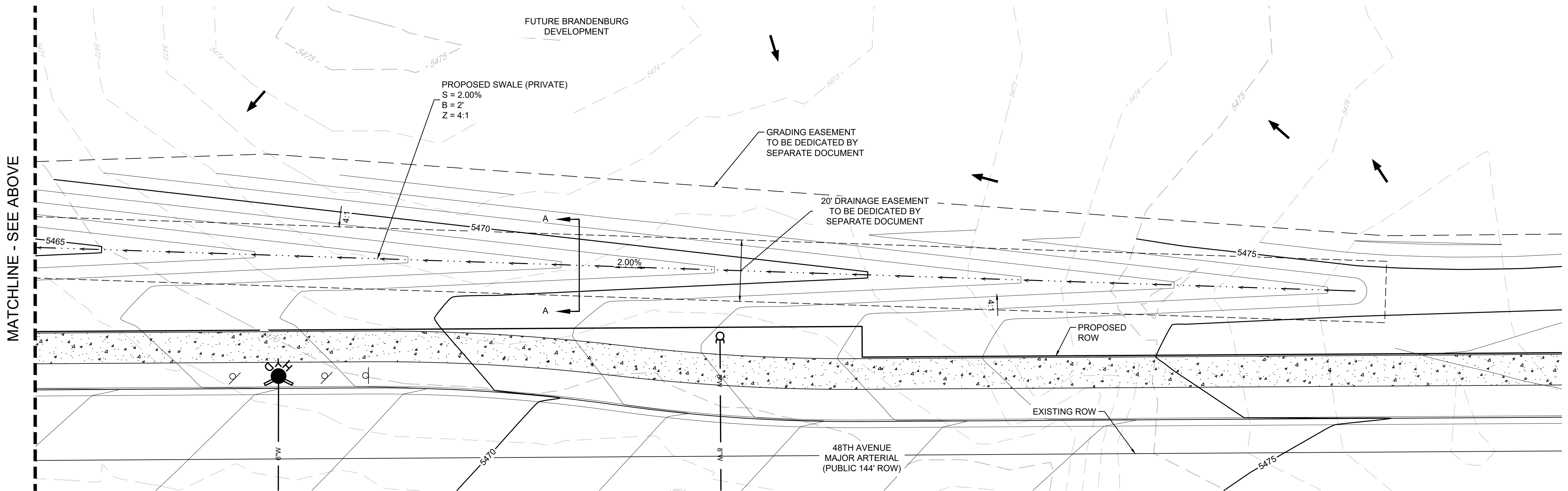
CITY OF AURORA PLAN REVIEW IS ONLY FOR GENERAL CONFORMANCE WITH CITY OF AURORA DESIGN CRITERIA AND THE CITY CODE. THE CITY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND ELEVATIONS WHICH SHALL BE CONFIRMED AND CORRELATED AT THE JOB SITE. THE CITY OF AURORA, THROUGH THE APPROVAL OF THIS DOCUMENT, ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS AND/OR ACCURACY OF THE DOCUMENT



20 10 0 20 40
SCALE: 1" = 20'



MATCHLINE - SEE BELOW

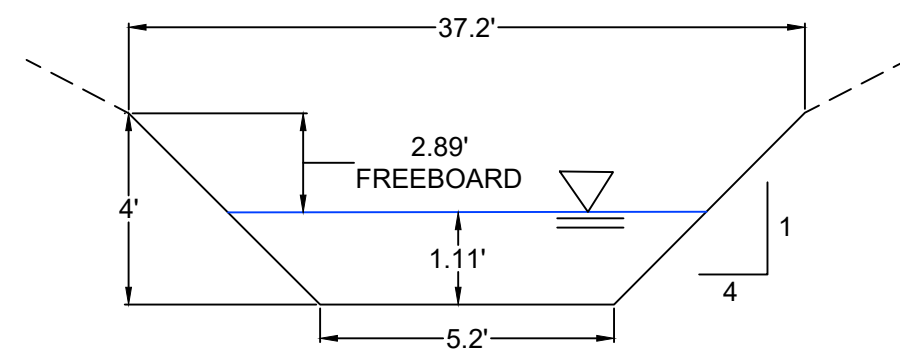


MATCHLINE - SEE ABOVE

SHEET NUMBER	9	DRAWN BY:	AEC	SCALE:	AS SHOWN	E. 48TH AVE. ISP N. TIBET ROAD TO E-470 SWALE PLANS	PUBLIC IMPROVEMENT AUTHORITY 9155 E. NICHOLS AVENUE, SUITE 360 CENTENNIAL, COLORADO 80112	WINDLER	<div>Westwood</div> <div>10333 E DRY CREEK RD. SUITE 400 ENGLEWOOD, CO 80112 Westwoodps.com Westwood Professional Services, Inc. TEL: 720.482.9526</div>												
		CHECKED BY:	CCN																		
		DATE:	August 2023																		

KEY MAP
N.T.S.

The key map shows the intersection of Tibet Rd and E 48th Avenue. Tibet Rd runs vertically on the left, and E 48th Avenue runs horizontally across the top. The intersection is marked with a '9'. To the left of the intersection, there are three rectangular markers labeled '10'. To the right of the intersection, there are two rectangular markers labeled '11'. A north arrow is located at the bottom center of the map. The map is labeled 'KEY MAP' and 'N.T.S.' (Not To Scale).



NOTES:

1. ALL STORM INFRASTRUCTURE SHOWN IS PUBLIC AND WILL BE MAINTAINED BY THE CITY OF AURORA UNLESS OTHERWISE NOTED.
2. GRADES ABOVE 100-YEAR WSEL ARE SUBJECT TO CHANGE AS OVERLOT GRADING IS DEVELOPED.
3. PRIVATE TEMPORARY SWALE SHALL BE MAINTAINED BY THE DISTRICT AND THE SLOPE LESS THAN 2% PERMITTED FOR UP TO 36 MONTHS OR THE CERTIFICATE OF OCCUPANCY, OTHERWISE REVISIONS SHALL BE SUBMITTED FOR CONCRETE LINING THE SWALE. IN ADDITION, THE CITY RESERVES THE RIGHT PRIOR TO 36 MONTHS AND TO REQUIRE THE SWALE TO BE CONCRETE LINED SHOULD THERE BE ISSUES WITH REDUCED CAPACITY. SEDIMENTATION, PONDING OR OTHER ITEMS IDENTIFIED BY THE CITY ENGINEER

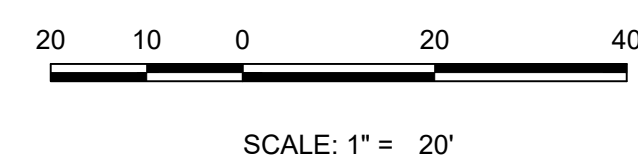
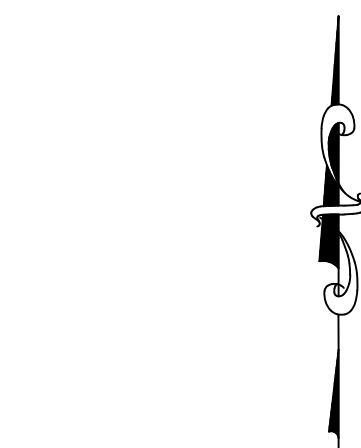
LEGEND

- _____ EXISTING R.O.W.
 _____ PROPOSED R.O.W.
 — — — — — EXISTING 1' CONTOUR
 — — — — — EXISTING 5' CONTOUR
 _____ PROPOSED 1' CONTOUR
 _____ PROPOSED 5' CONTOUR

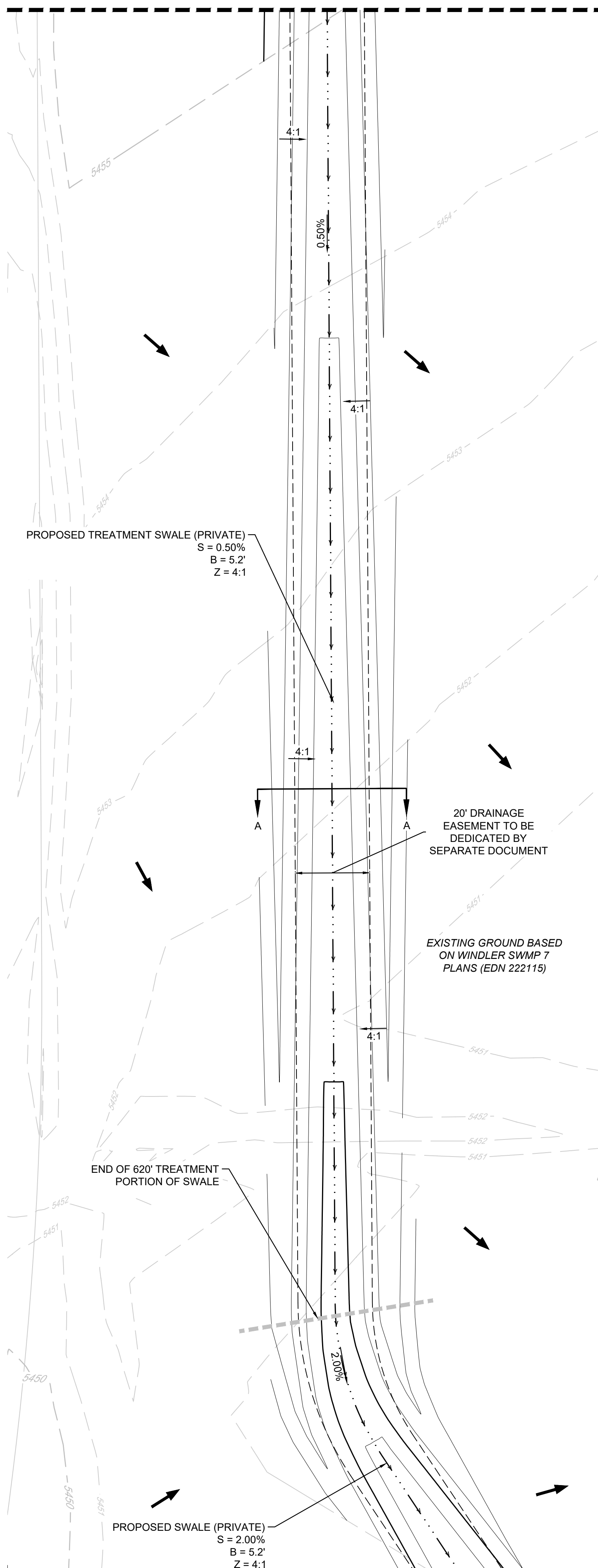
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DIAMETER BRASS CAP STAMPED "COA, BM,
3S6518NW001.2008", ON THE SOUTHEAST SIDE (CENTERED)
OF A 20-FOOT-WIDE TYPE R STORM INLET, +/- -0.44
MILES SOUTH OF EAST 56TH AVENUE ON THE EAST SIDE OF
NORTH GUN CLUB ROAD. ELEVATION = 5,479.90' (NAVD88)

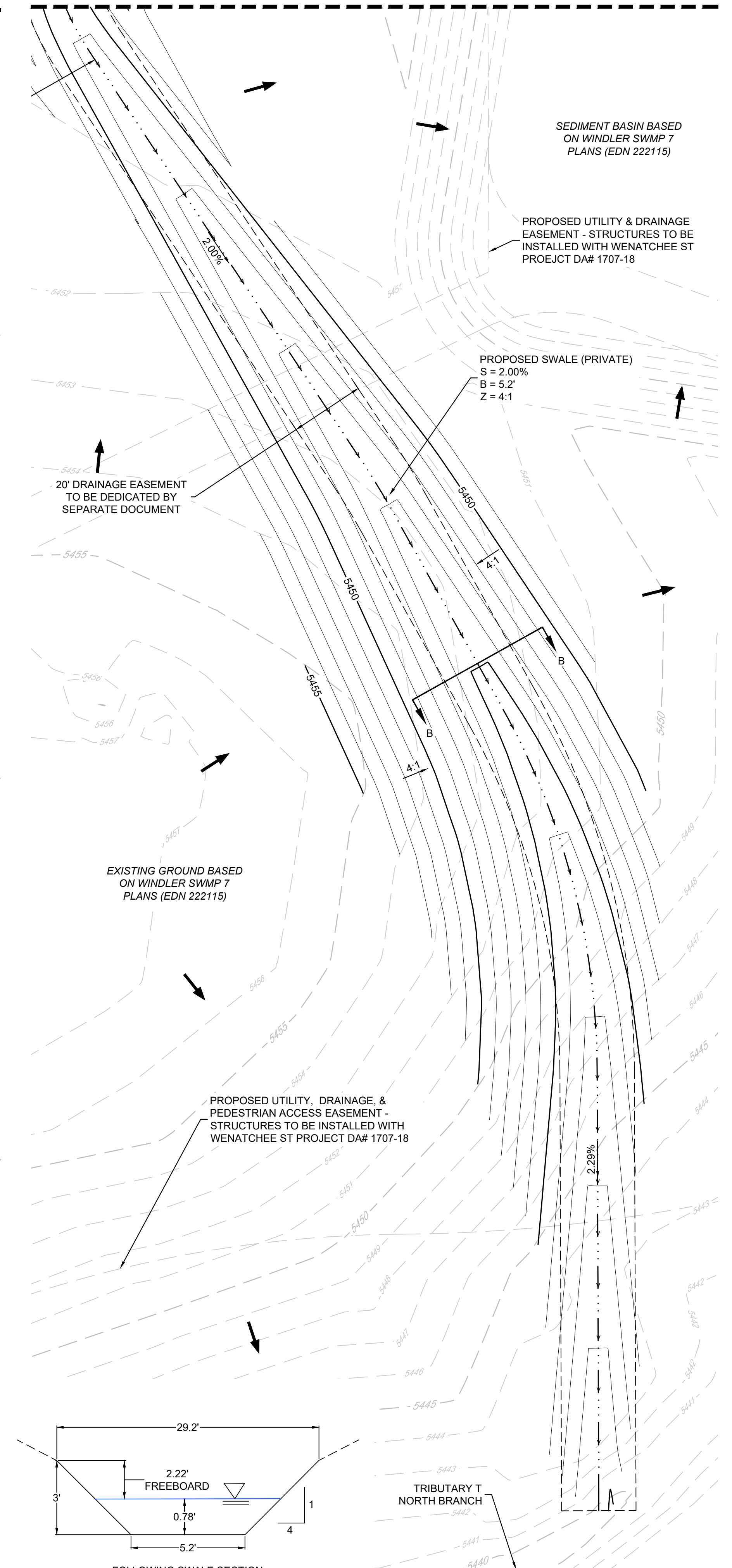
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MATCHLINE - SEE BELOW LEFT



MATCHLINE - SEE BELOW LEFT



Westwood

Westwood
10333 E DRY CREEK RD.
SUITE 400
ENGLEWOOD, CO 80112
TEL: 720.482.9526
Westwoodps.com
Westwood Professional Services, Inc.

WINDLER
PUBLIC IMPROVEMENT AUTHORITY
9155 E. NICHOLS AVENUE, SUITE 360
CENTENNIAL, COLORADO 80112

**E. 48TH AVE. ISP
N. TIBET ROAD TO E-4
SWALE PLANS**

DRAWN BY:	AEC	SCALE:	AS SHOWN
	CHECKED BY:		
DATE:		CCN	004325102
		August 2023	

SHEET NUMBER

10

OF 19

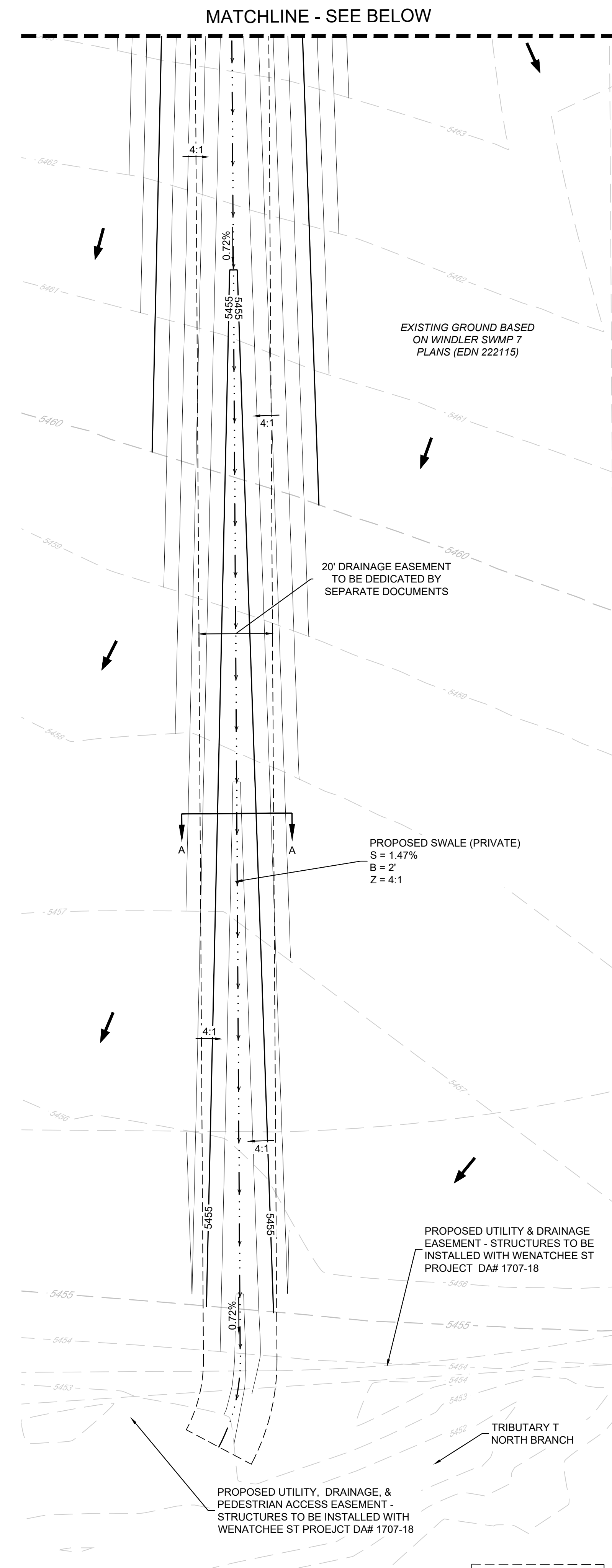
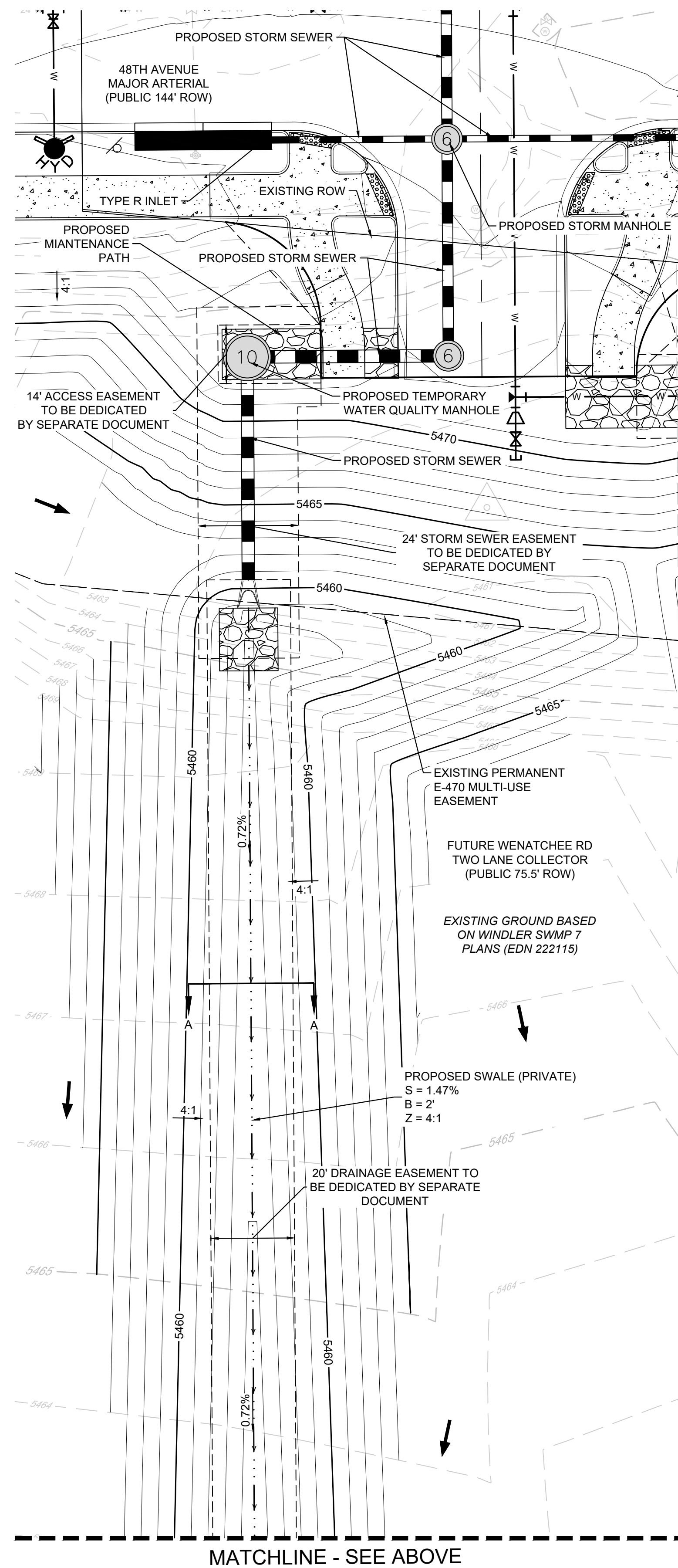
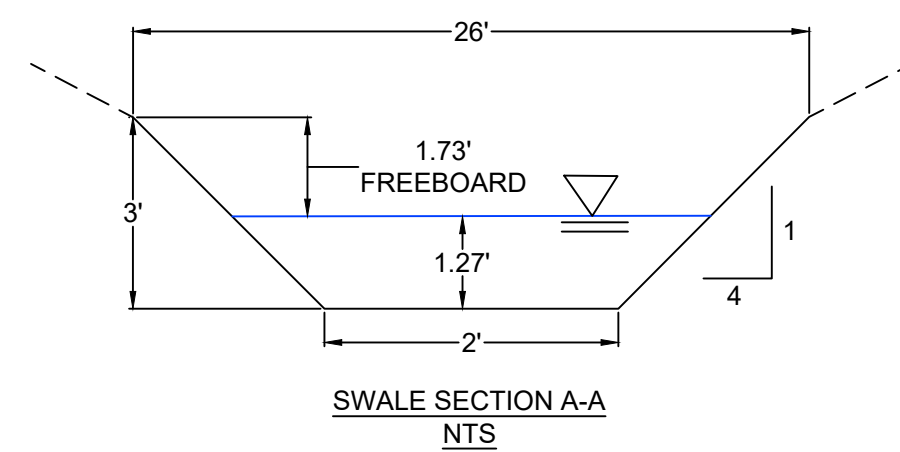
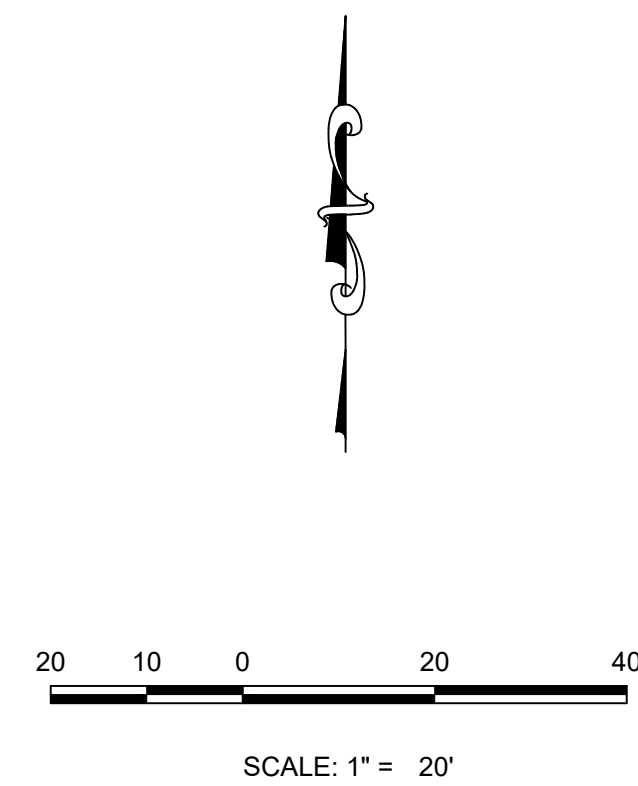
OF 19

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EXISTING R.O.W.
PROPOSED R.O.W.
EXISTING 1' CONTOUR
EXISTING 5' CONTOUR
PROPOSED 1' CONTOUR
PROPOSED 5' CONTOUR

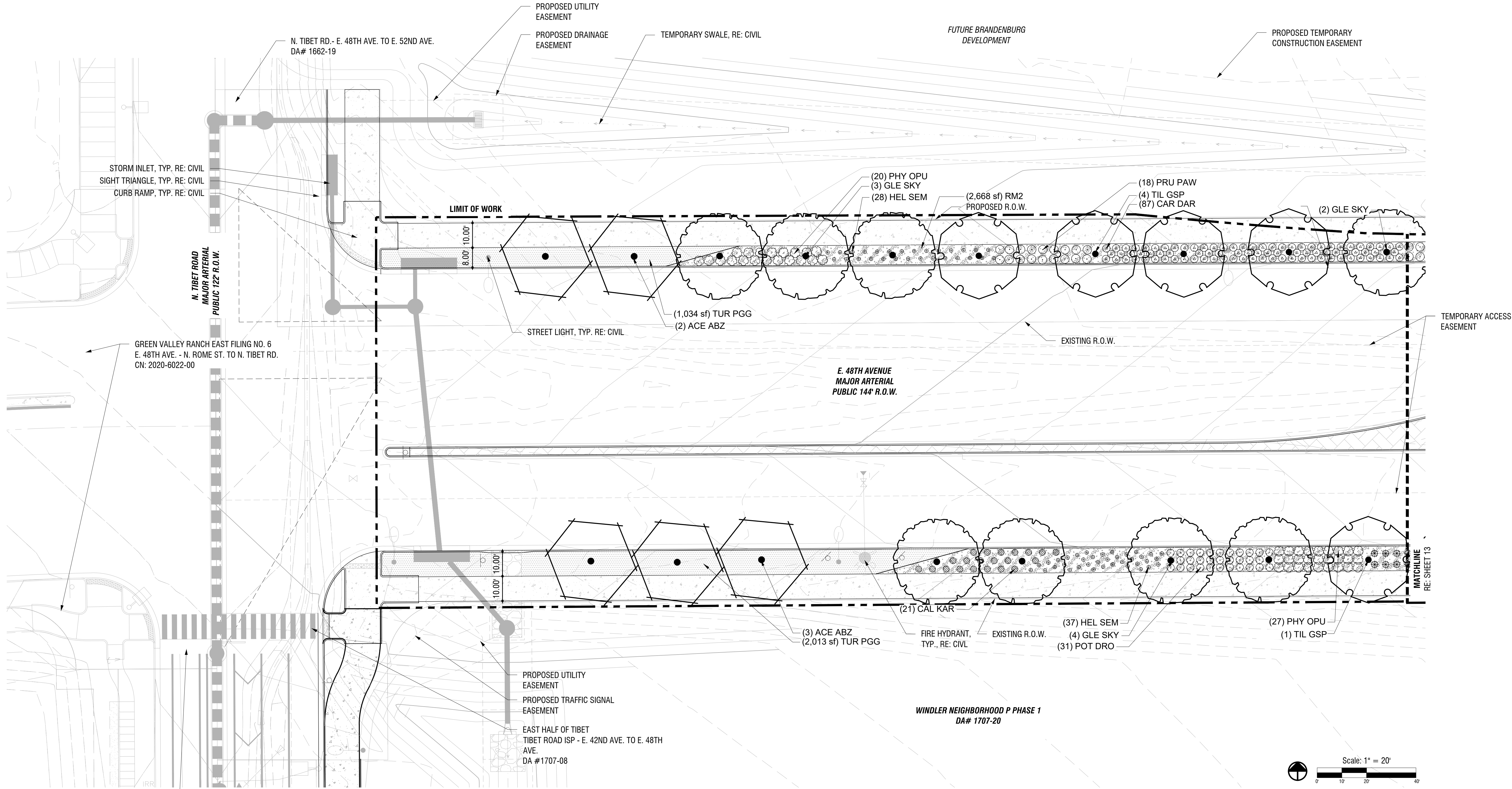
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I:\CVT\DATA\322\PROJECTS\2021\12-21-0036 WINDLER HOMES\TEAD\DESIGN\06_CAD\SHSHEETS\CITY SUBMITTAL\13_48TH STREETSCAPE\WINDLER 48TH AVE_STREETSCAPE SHEETS.DWG, RASSER, 8/8/23

WEST HALF OF TIBET TO BE CONSTRUCTED BY OTHERS.
N. TIBET ROAD PHASE 2 - TRIBUTARY TO N. 48TH AVE.
CN: 2021-6018-00



LEGEND

	EXISTING RIGHT-OF-WAY		EXISTING WATER LINE
	PROPOSED RIGHT-OF-WAY		EXISTING FIBER OPTIC
	PROPOSED EASEMENT		EXISTING NATURAL GAS
	PROPOSED SIDEWALK		EXISTING UNDERGROUND POWER
	PROPOSED CONCRETE MEDIAN COVER		EXISTING STORM SEWER
	PROPOSED MAINTENANCE ACCESS		EXISTING FENCE
	PROPOSED CONCRETE STORM SEWER		PROPOSED LIGHT POLE (PER COA STANDARDS)
	PROPOSED SANITARY SEWER		SIGHT TRIANGLE
	PROPOSED WATER LINE		
	PROPOSED FIRE HYDRANT		
	EXISTING FIRE HYDRANT		
	EXISTING FIRE HYDRANT		
	LANDSCAPE EDGING		

NOTE:
REFER TO SHEET 16 FOR LANDSCAPE SCHEDULES

LANDSCAPE NOTES:

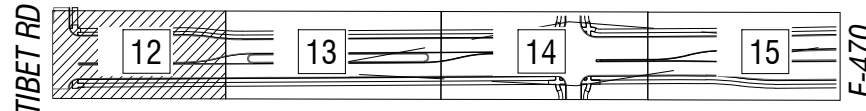
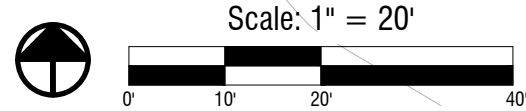
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INSTALLATION AND MAINTENANCE NOTES:

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- WINDLER PUBLIC IMPROVEMENT AUTHORITY SHALL INSTALL AND MAINTAIN THE MEDIANS FOR A THREE (3) YEAR WARRANTY AND MAINTENANCE PERIOD FOLLOWING ISSUANCE OF THE NOTICE OF SUBSTANTIAL COMPLETION. FINAL MAINTENANCE RESPONSIBILITY OF THE MEDIANS SHALL BE ASSUMED BY CITY OF AURORA PARKS, RECREATION, AND OPEN SPACE AFTER THE WARRANTY AND MAINTENANCE PERIOD AND THE ISSUANCE OF A CERTIFICATE OF FINAL ACCEPTANCE.

P.R.O.S. MAINTENANCE NOTES

- THE WINDLER PUBLIC IMPROVEMENT AUTHORITY SHALL MAINTAIN THE MEDIANS FOR A THREE (3) YEAR WARRANTY AND MAINTENANCE PERIOD FOLLOWING ISSUANCE OF THE NOTICE OF SUBSTANTIAL COMPLETION. FINAL MAINTENANCE RESPONSIBILITY SHALL BE ASSUMED BY CITY OF AURORA PARKS, RECREATION AND OPEN SPACE AFTER THE WARRANTY AND MAINTENANCE PERIOD AND THE ISSUANCE OF A CERTIFICATE OF FINAL ACCEPTANCE.
- THE MEDIANS SHALL BE WATERED BY WATER TRUCK DURING THE THREE (3) YEARS WARRANTY AND MAINTENANCE PERIOD FOR ESTABLISHMENT.



WPIA WINDLER PUBLIC
IMPROVEMENT AUTHORITY
9155 E. NICHOLS AVE., STE. 360
AURORA, CO 80017
PHONE: (303) 795-9907
EMAIL: CHRIS@FELLOWSCOS.COM

WINDLER
E. 48TH AVENUE ISP
N. TIBET ROAD TO E-470
LANDSCAPE PLANS

DRAWN BY: RA
CHECKED BY: NL
DATE: 08/02/2023

SHEET NUMBER
12
OF 19

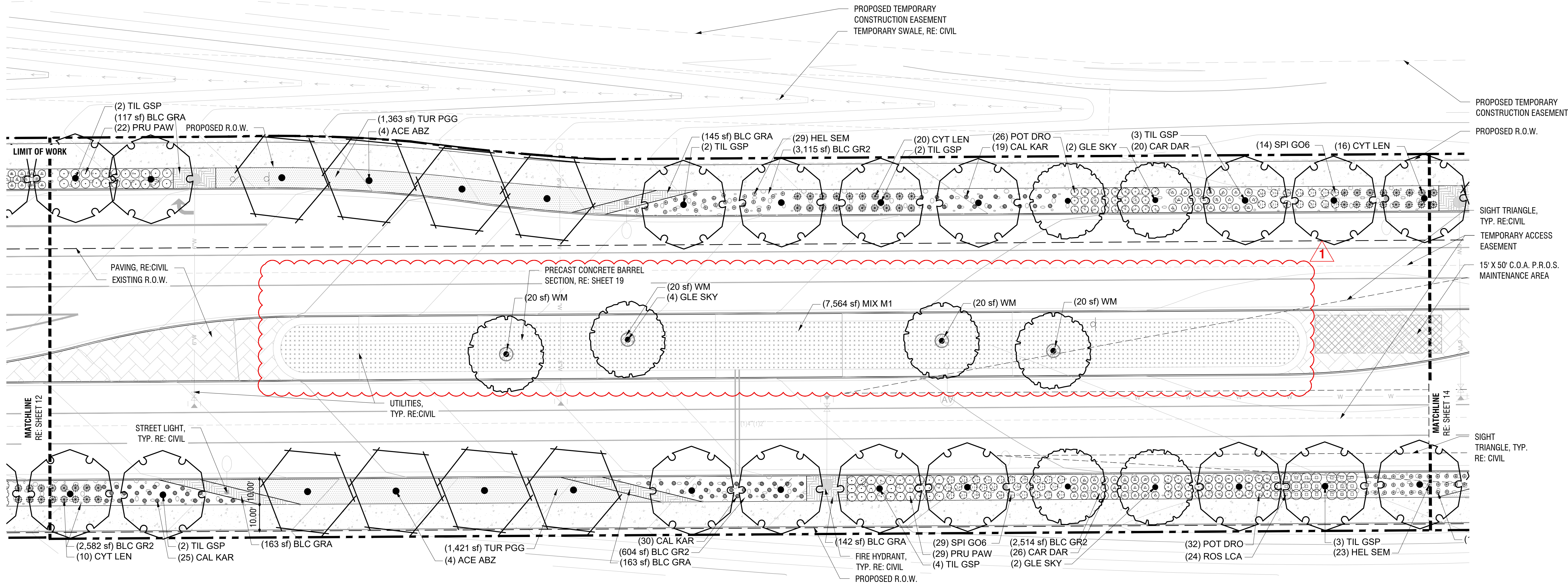
1200 Barnock St.
Denver, CO 80204
303.571.0053
civiltasinc.com

CIVIL
TAS

No.	Revisions	Date	Init.	Appr.	Date

NOT FOR CONSTRUCTION

F:\2021\2-21-0038 WINDLER HOMESTEAD\DESIGN\06_CAD\SHEETS\CITY SUBMITTAL\13_48TH STREET\SCAPE\WINDLER 48TH AVE_STREETSCAPE SHEETS.DWG, 3/16/24



PLANTING PLAN- MEDIAN A

LEGEND

	EXISTING RIGHT-OF-WAY		EXISTING WATER LINE
	PROPOSED RIGHT-OF-WAY		EXISTING FIBER OPTIC
	PROPOSED EASEMENT		EXISTING NATURAL GAS
	PROPOSED SIDEWALK		EXISTING UNDERGROUND POWER
	PROPOSED CONCRETE MEDIAN COVER		EXISTING STORM SEWER
	PROPOSED MAINTENANCE ACCESS		EXISTING FENCE
	PROPOSED CONCRETE STORM SEWER		PROPOSED LIGHT POLE (PER COA STANDARDS)
	PROPOSED SANITARY SEWER		SIGHT TRIANGLE
	PROPOSED WATER LINE		
	PROPOSED FIRE HYDRANT		
	EXISTING FIRE HYDRANT		
	EXISTING FIRE HYDRANT		
	LANDSCAPE EDGING		

NOTE:
REFER TO SHEET 16 FOR LANDSCAPE SCHEDULES

LANDSCAPE NOTES:

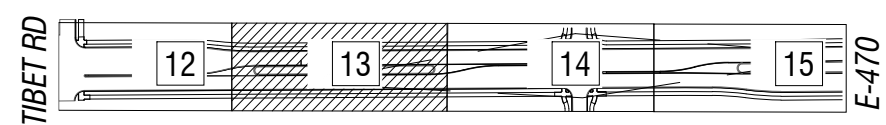
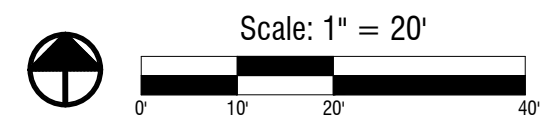
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- THE LANDSCAPE PLAN MUST REFLECT THE LOCATION OF ALL FIRE HYDRANTS, KNOX HARDWARE AND FIRE DEPARTMENT CONNECTIONS TO ENSURE THAT THESE DEVICES ARE NOT PHYSICALLY OR VISUALLY OBSTRUCTED FROM RESPONDING FIRE CREWS. THE SEPARATION REQUIREMENTS FROM FIRE DEPARTMENT CONNECTIONS AND FIRE HYDRANTS MUST MEET BOTH LIFE SAFETY (TYPICALLY 5 FEET AND NO MATERIAL GREATER THAN 2 FEET IN HEIGHT) AND LANDSCAPING REQUIREMENTS. LANDSCAPING MATERIAL CANNOT BE OMITTED OR REDUCED BASED ON THE INSTALLATION OF A FIRE HYDRANT WITHIN A PARKING LOT ISLAND OR PLANT BED.
- PROPOSED TREES WILL NOT BE PLANTED IN CURBSIDE LANDSCAPE UNTIL AFTER THE SANITARY MAINS ARE DECOMMISSIONED.
- TREES HAVE BEEN PLACED CONSIDERING A MINIMUM OF 15' OFFSET FROM FUTURE LIGHTING LOCATIONS IN THE TREE LAWNS.

INSTALLATION AND MAINTENANCE NOTES:

- WINDLER PUBLIC IMPROVEMENT AUTHORITY SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ALL NORTHERN AND SOUTHERN CURBSIDE LANDSCAPE MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN ON FILE IN THE PLANNING DEPARTMENT.
- ALL LANDSCAPING SHALL BE INSTALLED AS DELINEATED ON THE PLANS AFTER CONSTRUCTION OF INFRASTRUCTURE AND HARDSCAPE AND PRIOR TO ISSUANCE OF FINAL ACCEPTANCE.
- WINDLER PUBLIC IMPROVEMENT AUTHORITY SHALL INSTALL AND MAINTAIN THE MEDIANS FOR A THREE (3) YEAR WARRANTY AND MAINTENANCE PERIOD FOLLOWING ISSUANCE OF THE NOTICE OF SUBSTANTIAL COMPLETION. THE TREES WITHIN THE MEDIANS WILL BE ON A PERMANENT IRRIGATION SYSTEM PER CODE AND THE TREES, DRIP IRRIGATION AND PRE CAST CONCRETE BARRELS AROUND THE TREES WILL BE MAINTAINED BY THE WINDLER PUBLIC IMPROVEMENT AUTHORITY IN PERPETUITY. FINAL MAINTENANCE RESPONSIBILITY OF THE NATIVE SEED AREAS WITHIN THE MEDIANS SHALL BE ASSUMED BY CITY OF AURORA PARKS, RECREATION, AND OPEN SPACE FOLLOWING THE THREE (3) YEAR WARRANTY AND MAINTENANCE PERIOD AND THE ISSUANCE OF A CERTIFICATE OF FINAL ACCEPTANCE.

P.R.O.S. MAINTENANCE NOTES

- THE MEDIANS SHALL BE WATERED BY TEMPORARY ABOVE GROUND IRRIGATION DURING THE THREE (3) YEARS WARRANTY AND MAINTENANCE PERIOD FOR ESTABLISHMENT.



SHEET NUMBER	DRAWN BY:	SCALE:	RA	AS SHOWN	FILE NO:	DATE:	08/02/2023	Revisions	No.	Date	Init.	Appr.	Date
13													
OF 19													

LANDSCAPE REVISIONS: NOTES ABOUT MEDIAN IRRIGATION UPDATED: 10/2024

SG

WPIA WINDLER PUBLIC IMPROVEMENT AUTHORITY

9155 E. NICHOLS AVE., STE. 360

DENVER, CO 80204

PHONE: (303) 795-9907

EMAIL: CHRIS@FELLOWSCOS.COM

WINDLER

E. 48TH AVENUE ISP

N. TIBET ROAD TO E-470

LANDSCAPE PLANS

1200 Barnock St.

Denver, CO 80204

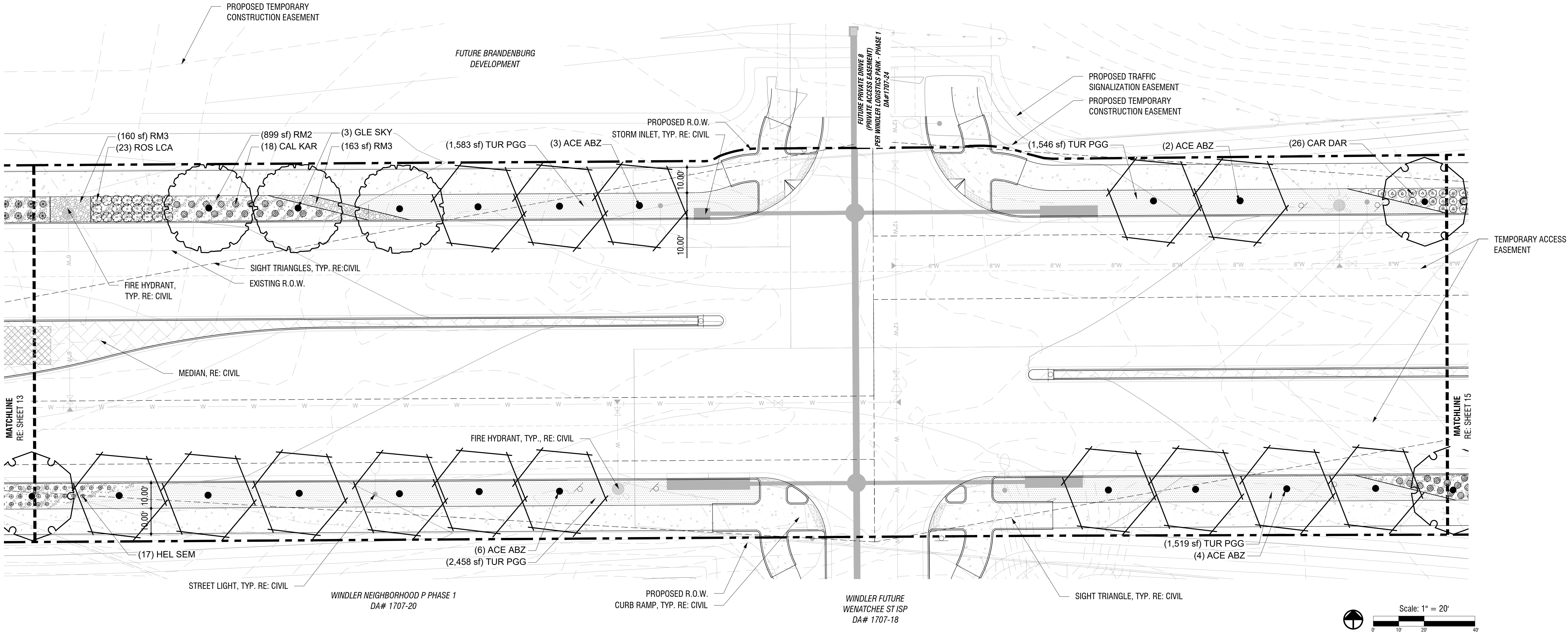
303.571.0053

civiltasinc.com

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\\CVT-DATA\322\PROJECTS\2021\2-21-0036 WINDLER HOMES\TEAD\DESIGN\06_CAD\SHEETS\CITY SUBMITTAL\13_48TH STREET\SCAPE\WINDLER_48TH AVE_STREETSCAPE SHEETS.DWG, RASSER, 8/8/23



LEGEND

	EXISTING RIGHT-OF-WAY		EXISTING WATER LINE
	PROPOSED RIGHT-OF-WAY		EXISTING FIBER OPTIC
	PROPOSED EASEMENT		EXISTING NATURAL GAS
	PROPOSED SIDEWALK		EXISTING UNDERGROUND POWER
	PROPOSED CONCRETE MEDIAN COVER		EXISTING STORM SEWER
	PROPOSED MAINTENANCE ACCESS		EXISTING FENCE
	PROPOSED CONCRETE STORM SEWER		PROPOSED LIGHT POLE (PER COA STANDARDS)
	PROPOSED SANITARY SEWER		SIGHT TRIANGLE
	PROPOSED WATER LINE		
	PROPOSED FIRE HYDRANT		
	EXISTING FIRE HYDRANT		
	EXISTING FIRE HYDRANT		
	LANDSCAPE EDGING		

NOTE:
REFER TO SHEET 16 FOR LANDSCAPE SCHEDULES

LANDSCAPE NOTES:

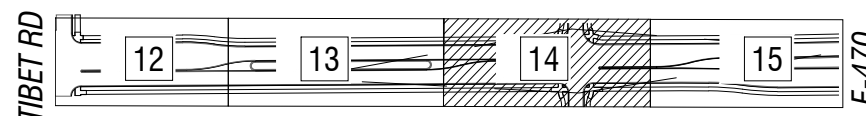
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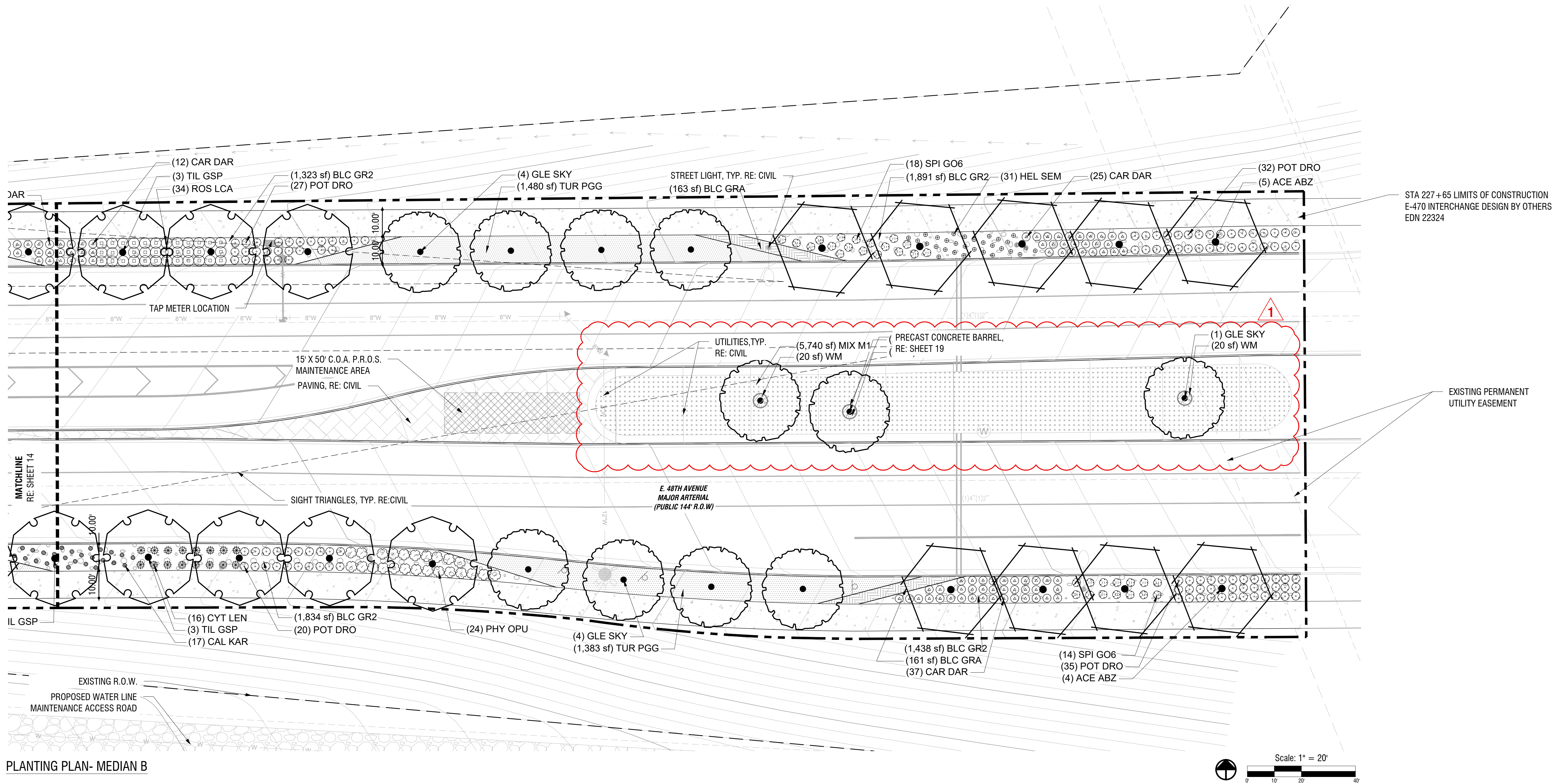
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SHEET NUMBER	DRAWN BY:	SCALE:	RA	NL	DATE:	NO.	Revisions	Date	Init.	Appr.	Date
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WINDLER PUBLIC IMPROVEMENT AUTHORITY 9155 E. NICHOLS AVE., STE. 360 AURORA, CO 80017 PHONE: (303) 795-9907 EMAIL: CHRIS@ELLOWSCOS.COM											
WINDLER E. 48TH AVENUE ISP N. TIBET ROAD TO E-470 LANDSCAPE PLANS											
CIVITAS 1200 Barnock St. Denver, CO 80204 303.571.0053 civitasinc.com											

NOT FOR CONSTRUCTION

F:\202102-21-0038 WINDLER HOMESTEAD\DESIGN06_CAD\SHEETS\CITY SUBMITTAL\13_48TH STREETSCAPE\WINDLER 48TH AVE_ STREETScape SHEETS.DWG, SCANATRA, 3/16/24



PLANTING PLAN- MEDIAN B

LEGEND

	EXISTING RIGHT-OF-WAY		W	EXISTING WATER LINE
	PROPOSED RIGHT-OF-WAY		FO	EXISTING FIBER OPTIC
	PROPOSED EASEMENT		GAS	EXISTING NATURAL GAS
	PROPOSED SIDEWALK		P-UG	EXISTING UNDERGROUND POWER
	PROPOSED CONCRETE MEDIAN COVER		SD	EXISTING STORM SEWER
	PROPOSED MAINTENANCE ACCESS		X	EXISTING FENCE
	PROPOSED CONCRETE STORM SEWER		○	PROPOSED LIGHT POLE (PER COA STANDARDS)
	PROPOSED SANITARY SEWER		—	SIGHT TRIANGLE
	PROPOSED WATER LINE			
	PROPOSED FIRE HYDRANT			
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	LANDSCAPE EDGING			

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- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH CITY OF AURORA ROAD SPECIFICATIONS, SECTION 4.04.2.10.
- THE LANDSCAPE PLAN MUST REFLECT THE LOCATION OF ALL FIRE HYDRANTS, KNOX HARDWARE AND FIRE DEPARTMENT CONNECTIONS TO ENSURE THAT THESE DEVICES ARE NOT PHYSICALLY OR VISUALLY OBSTRUCTED FROM RESPONDING FIRE CREWS. THE SEPARATION REQUIREMENTS FROM FIRE DEPARTMENT CONNECTIONS AND FIRE HYDRANTS MUST MEET BOTH LIFE SAFETY (TYPICALLY 5 FEET AND NO MATERIAL GREATER THAN 2 FEET IN HEIGHT) AND LANDSCAPING REQUIREMENTS. LANDSCAPING MATERIAL CANNOT BE OMITTED OR REDUCED **BASED ON THE INSTALLATION OF A FIRE HYDRANT WITHIN A PARKING LOT ISLAND OR PLANT BED.**
- PROPOSED TREES WILL NOT BE PLANTED IN CURBSIDE LANDSCAPE UNTIL AFTER THE SANITARY MAINS ARE DECOMMISSIONED.
- TREES HAVE BEEN PLACED CONSIDERING A MINIMUM OF 15' OFFSET FROM FUTURE LIGHTING LOCATIONS IN THE TREE LAWNS.

INSTALLATION AND MAINTENANCE NOTES:

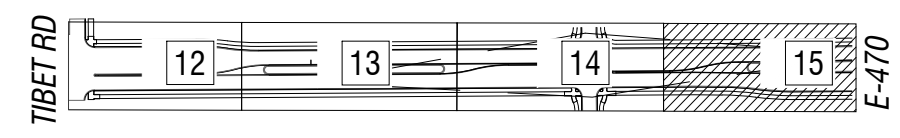
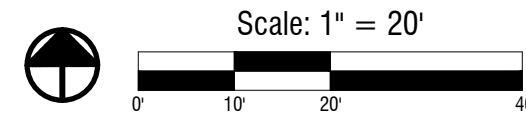
- WINDLER PUBLIC IMPROVEMENT AUTHORITY SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ALL NORTHERN AND SOUTHERN CURBSIDE LANDSCAPE MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN ON FILE IN THE PLANNING DEPARTMENT.
- ALL LANDSCAPING SHALL BE INSTALLED AS DELINEATED ON THE PLANS AFTER CONSTRUCTION OF INFRASTRUCTURE AND HARDSCAPE AND PRIOR TO ISSUANCE OF FINAL ACCEPTANCE.
- WINDLER PUBLIC IMPROVEMENT AUTHORITY SHALL INSTALL AND MAINTAIN THE MEDIANS FOR A THREE (3) YEAR WARRANTY AND MAINTENANCE PERIOD FOLLOWING ISSUANCE OF THE NOTICE OF SUBSTANTIAL COMPLETION. THE TREES WITHIN THE MEDIANS WILL BE ON A PERMANENT IRRIGATION SYSTEM PER CODE AND THE TREES, DRIP IRRIGATION AND PRE CAST CONCRETE BARRELS AROUND THE TREES WILL BE MAINTAINED BY THE WINDLER PUBLIC IMPROVEMENT AUTHORITY IN PERPETUITY. FINAL MAINTENANCE RESPONSIBILITY OF THE NATIVE SEED AREAS WITHIN THE MEDIANS SHALL BE ASSUMED BY CITY OF AURORA PARKS, RECREATION, AND OPEN SPACE FOLLOWING THE THREE (3) YEAR WARRANTY AND MAINTENANCE PERIOD AND THE ISSUANCE OF A CERTIFICATE OF FINAL ACCEPTANCE.

P.R.O.S. MAINTENANCE NOTES

- THE MEDIANS SHALL BE WATERED BY TEMPORARY ABOVE GROUND IRRIGATION DURING THE THREE (3) YEARS WARRANTY AND MAINTENANCE PERIOD FOR ESTABLISHMENT.

STA 227 + 65 LIMITS OF CONSTRUCTION
E-470 INTERCHANGE DESIGN BY OTHERS
EDN 22324

EXISTING PERMANENT
UTILITY EASEMENT



SHEET NUMBER	15	OF 19	DRAWN BY:	SCALE:	WINDLER E. 48TH AVENUE ISP N. TIBBET ROAD TO E-470 LANDSCAPE PLANS	WPIA WINDLER PUBLIC IMPROVEMENT AUTHORITY 9155 E. NICHOLS AVE., STE. 360 CENTENNIAL, CO 80112 PHONE: (303) 795-5900 EMAIL: CHRIS@FELLOWSCOS.COM	CIVIL TAS	1200 Barnock St. Denver, CO 80204 303.571.0053 civiltasinc.com	<div><div></div><div>LANDSCAPE REVISIONS: NOTES ABOUT MEDIAN IRRIGATION UPDATED 10/2024</div><div>SG</div></div>								
			CHECKED BY:	AS SHOWN													
			FILE NO:														
			DATE:	06/02/2023													

LANDSCAPE REVISIONS: NOTES ABOUT MEDIAN IRRIGATION UPDATED 10/2024

SG

NOT FOR CONSTRUCTION












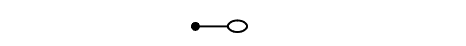









CURBSIDE LANDSCAPE

PLANT SCHEDULE 48TH AVE W STREETSCAPE					
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
DECIDUOUS TREES					
	ACE ABZ	35	Acer x freemanii 'Jeffersred' / Autumn Blaze®Freeman Maple	2.5" Cal.	B&B
	GLE SKY	30	Gleditsia triacanthos inermis 'Skyline' / Skyline Honey Locust	2.5" Cal.	B&B
	TIL GSP	24	Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden	2.5" Cal.	B&B
SHRUBS					
	CAR DAR	221	Caryopteris x clandonensis 'Dark Knight' / Dark Knight Bluebeard	5 gal.	Pot
	CYT LEN	68	Cytisus x 'Lena' / Lena Broom	5 gal.	Pot
	PHY OPU	71	Physocarpus opulifolius 'Dart's Gold' / Dart's Gold Ninebark	5 gal.	Pot
	POT DRO	205	Potentilla fruticosa 'Gold Drop' / Gold Drop Bush Cinquefoil	5 gal.	Pot
	PRU PAW	69	Prunus besseyi 'P011S' / Pawnee Buttes®Sand Cherry	5 gal.	Pot
	ROS LCA	81	Rosa x 'Meibonrib' / Magic Meidiland®Shrub Rose	5 gal.	Pot
	SPI GO6	75	Spiraea japonica 'Goldflame' / Goldflame Japanese Spirea	5 gal.	Pot
GRASSES					
	CAL KAR	141	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	5 gal.	Pot
	HEL SEM	164	Helictotrichon sempervirens / Blue Oat Grass	5 gal.	Pot
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
GROUND COVERS					
	RM3	1,524 sf	RIVER ROCK / 2-4" Rounded Decorative Rock	mulch	
	RM2	18,874 sf	ROCK MULCH / 3/4" Granite, Mix of Black and Tan	mulch	
	TUR PGG	15,691 sf	Turf grass / Xeriscape Lawn Mix	seed	

CURBSIDE LANDSCAPE TABLE								
LOCATION	DISTANCE OF CURBSIDE LANDSCAPE	REQUIRED TREES, 1 TREE PER 40 LF	PROVIDED TREES	DISTANCE OF CURBSIDE IN AREAS 10' WIDE OR LESS	SQUARE FOOTAGE OF CURBSIDE IN AREAS LESS THAN 10' WIDE	REQUIRED SHRUBS, 1 SHRUB PER 40 SF	SHRUBS PROVIDED	SHRUBS TO TREE CONVERSION @ 12:1
E.48TH AVE, NORTH CURB: TIBET RD TO DRIVE #8	1,238 LF	31	29	1,238 LF	12,380 SF	310	361	24 SHRUBS = 2 TREES
E. 48TH AVE, NORTH CURB: DRIVE #8 TO E-470	630 LF	16	15	630 LF	6,300 SF	158	194	12 SHRUBS = 1 TREE
E. 48TH AVE, SOUTH CURB: TIBET RD TO DRIVE #8	1,244 LF	31	29	1,244 LF	12,440 SF	311	366	36 SHRUBS = 3 TREES
E. 48TH AVE, SOUTH CURB: DRIVE #8 TO E-470	640 LF	16	16	640 LF	6,400 SF	160	175	N/A
TOTAL	3,752 LF	94	89	3,752 LF	37,520 SF	939	1,096	72 SHRUBS = 6 TREES

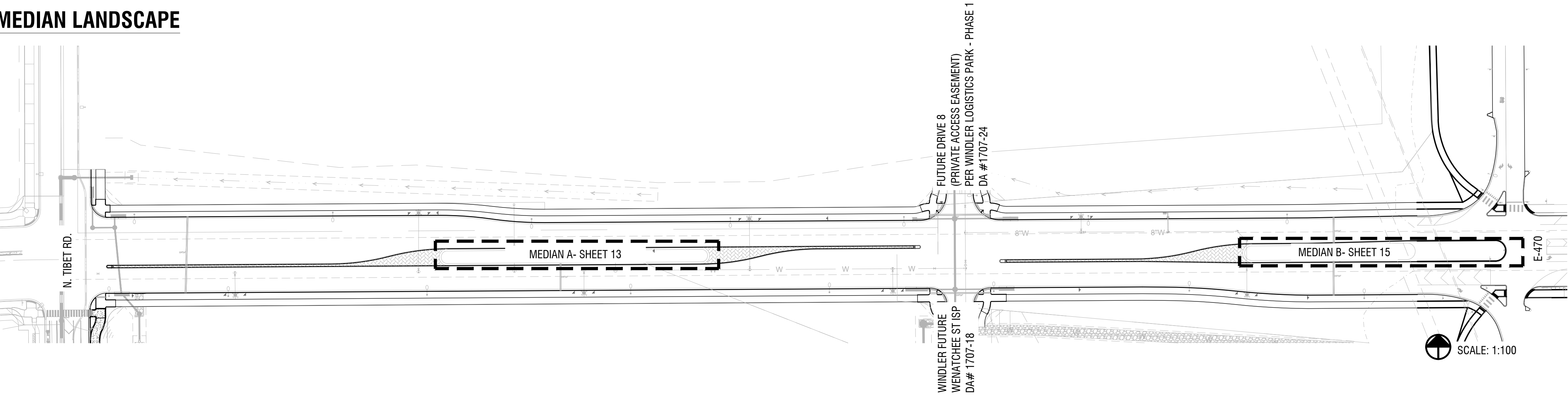
- NOTES:
- ORNAMENTAL GRASSES NOT TO EXCEED 40% OF LANDSCAPE MATERIAL
 - PROVIDED ORNAMENTAL GRASSES ACCOUNT FOR 28% OF TOTAL SHRUBS

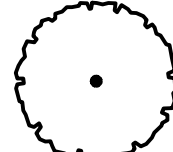


LEGEND

	EXISTING RIGHT-OF-WAY		EXISTING WATER LINE
	PROPOSED RIGHT-OF-WAY		EXISTING FIBER OPTIC
	PROPOSED EASEMENT		EXISTING NATURAL GAS
	PROPOSED SIDEWALK		EXISTING UNDERGROUND POWER
	PROPOSED CONCRETE MEDIAN COVER		EXISTING STORM SEWER
	PROPOSED MAINTENANCE ACCESS		EXISTING FENCE
	PROPOSED CONCRETE STORM SEWER		PROPOSED LIGHT POLE (PER COA STANDARDS)
	PROPOSED SANITARY SEWER		SIGHT TRIANGLE
	PROPOSED WATER LINE		
	PROPOSED FIRE HYDRANT		
	EXISTING FIRE HYDRANT		
	EXISTING FIRE HYDRANT		
	LANDSCAPE EDGING		

NOTE:
REFER TO SHEET 16 FOR LANDSCAPE SCHEDULES

MEDIAN LANDSCAPE



PLANT SCHEDULE 48TH AVE W MEDIAN				
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
DECIDUOUS TREES				
	GLE SKY	7	Gleditsia triacanthos inermis 'Skyline' / Skyline Honey Locust	2.5" Cal.
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
GROUND COVERS				
	WM	140 sf	WOOD MULCH / Shredded Cedar	mulch
SOD/SEED				
	MIX A	13,304 sf	Native Seed Mix	seed

MEDIAN PLANTING SUMMARY		
LABEL	PLANTABLE AREA (SQ FT)	NO. OF TREES REQUIRED
MEDIAN A	7564	4
MEDIAN B	5740	3

- NOTES:
- TREE REQUIREMENT:**
1 TREE PER 2,000 SQFT OF PLANTABLE MEDIAN AREA.
MAXIMUM TREE SPACING 125 LINEAR FEET OF PLANTABLE MEDIAN.
NOTE: TREE PLACEMENT SHOULD BE BASED ON FINAL STREET DESIGN NOT INTERIM CONDITIONS.

MINIMUM TREE SPACING: (TO ENSURE SUFFICIENT SPACE FOR MATURE TREE GROWTH)
DECIDUOUS TREE MINIMUM SPACING = 25'
EVERGREEN TREE MINIMUM SPACING = 20'

SHEET NUMBER 16 OF 19	DRAWN BY:	RA	SCALE: AS SHOWN	WPIA WINDLER PUBLIC IMPROVEMENT AUTHORITY 9155 E. NICHOLS AVE. STE. 360 CENTENNIAL, CO 80112 PHONE: (303) 795-9900 EMAIL: CHRIS@FELLOWSCOS.COM	WINDLER E. 48TH AVENUE ISP N. TIBET ROAD TO E-470 LANDSCAPE SCHEDULE	CIVIL TAS	1200 Barnock St. Denver, CO 80204 303.571.0053 civiltasinc.com	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></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CITY OF AURORA LANDSCAPE NOTES

1. FOUR CUBIC YARDS OF ORGANIC MATERIAL PER 1,000 SF OF AREA TILLED TO A DEPTH OF 4-6 INCHES IN TURF, SHRUB AND TREE AREAS. MINIMUM TWO CUBIC YARDS OF ORGANIC MATERIAL PER 1,000 SF OF AREA IN NATIVE SEEDED AREAS.
2. ALL FREE STANDING LIGHTS DEPICTED IN THESE PLANS ARE STREETLIGHTS. STREETLIGHT DESIGN IS IN ACCORDANCE WITH APPLICABLE CITY OF AURORA DESIGN CRITERIA. PHOTOMETRIC ANALYSIS TO BE PROVIDED WITH LIGHTING DESIGN IN A SUBSEQUENT DESIGN STAGE.
3. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY DURING CONSTRUCTION.
4. ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS, MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.

GENERAL LANDSCAPE NOTES

1. THE LANDSCAPE PLAN MUST REFLECT THE LOCATION OF ALL FIRE HYDRANTS, KNOWN AND UNKNOWN. THE LOCATION OF ALL FIRE HYDRANTS, KNOWN AND UNKNOWN, HARDWARE AND FIRE DEPARTMENT CONNECTIONS TO ENSURE THAT THESE DEVICES ARE NOT PHYSICALLY OR VISUALLY OBSTRUCTED FROM RESPONDING FIRE CREWS. THE SEPARATION REQUIREMENTS FROM FIRE DEPARTMENT CONNECTIONS AND FIRE HYDRANTS MUST MEET BOTH LIFE SAFETY (TYPICALLY 5 FEET AND NO MATERIALS GREATER THAN 2 FEET IN HEIGHT) AND LANDSCAPING REQUIREMENTS. LANDSCAPING MATERIAL CANNOT BE OMITTED OR REDUCED BASED ON THE INSTALLATION OF A FIRE HYDRANT WITHIN A PARKING LOT ISLAND OR PLANT BED. IT IS RECOMMENDED THAT THE ISLAND OR PLANT BED BE CONSTRUCTED LARGE ENOUGH TO ADEQUATELY ACCOMMODATE BOTH LANDSCAPING MATERIAL AND FIRE HYDRANTS IN ORDER TO COMPLY WITH ALL CITY STANDARDS.
2. ALL STREET FRONTAGE LANDSCAPE BUFFER REQUIREMENTS WILL BE INSTALLED WITHIN THE CONSTRUCTION OF EACH ADJACENT SITE PLAN.
3. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH CITY OF AURORA ROAD SPECIFICATIONS, SECTION 4.04.2.10.

INSTALLATION AND MAINTENANCE NOTES

1. WINDLER PUBLIC IMPROVEMENT AUTHORITY SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ALL NORTHERN AND SOUTHERN CURBSIDE LANDSCAPE MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN ON FILE IN THE PLANNING DEPARTMENT.
2. ALL LANDSCAPING SHALL BE INSTALLED AS DELINEATED ON THE PLANS AFTER CONSTRUCTION OF INFRASTRUCTURE AND HARDSCAPE AND PRIOR TO ISSUANCE OF FINAL ACCEPTANCE.
3. WINDLER PUBLIC IMPROVEMENT AUTHORITY SHALL INSTALL AND MAINTAIN THE MEDIANS FOR A THREE (3) YEAR WARRANTY AND MAINTENANCE PERIOD FOLLOWING ISSUANCE OF THE NOTICE OF SUBSTANTIAL COMPLETION. THE TREES WITHIN THE MEDIANS WILL BE ON A PERMANENT IRRIGATION SYSTEM PER CODE AND THE TREES, DRIP IRRIGATION AND PRE CAST CONCRETE BARRELS AROUND THE TREES WILL BE MAINTAINED BY THE WINDLER PUBLIC IMPROVEMENT AUTHORITY IN PERPETUITY. FINAL MAINTENANCE RESPONSIBILITY OF THE NATIVE SEED AREAS WITHIN THE MEDIANS SHALL BE ASSUMED BY CITY OF AURORA PARKS, RECREATION, AND OPEN SPACE FOLLOWING THE THREE (3) YEAR WARRANTY AND MAINTENANCE PERIOD AND THE ISSUANCE OF A CERTIFICATE OF FINAL ACCEPTANCE.

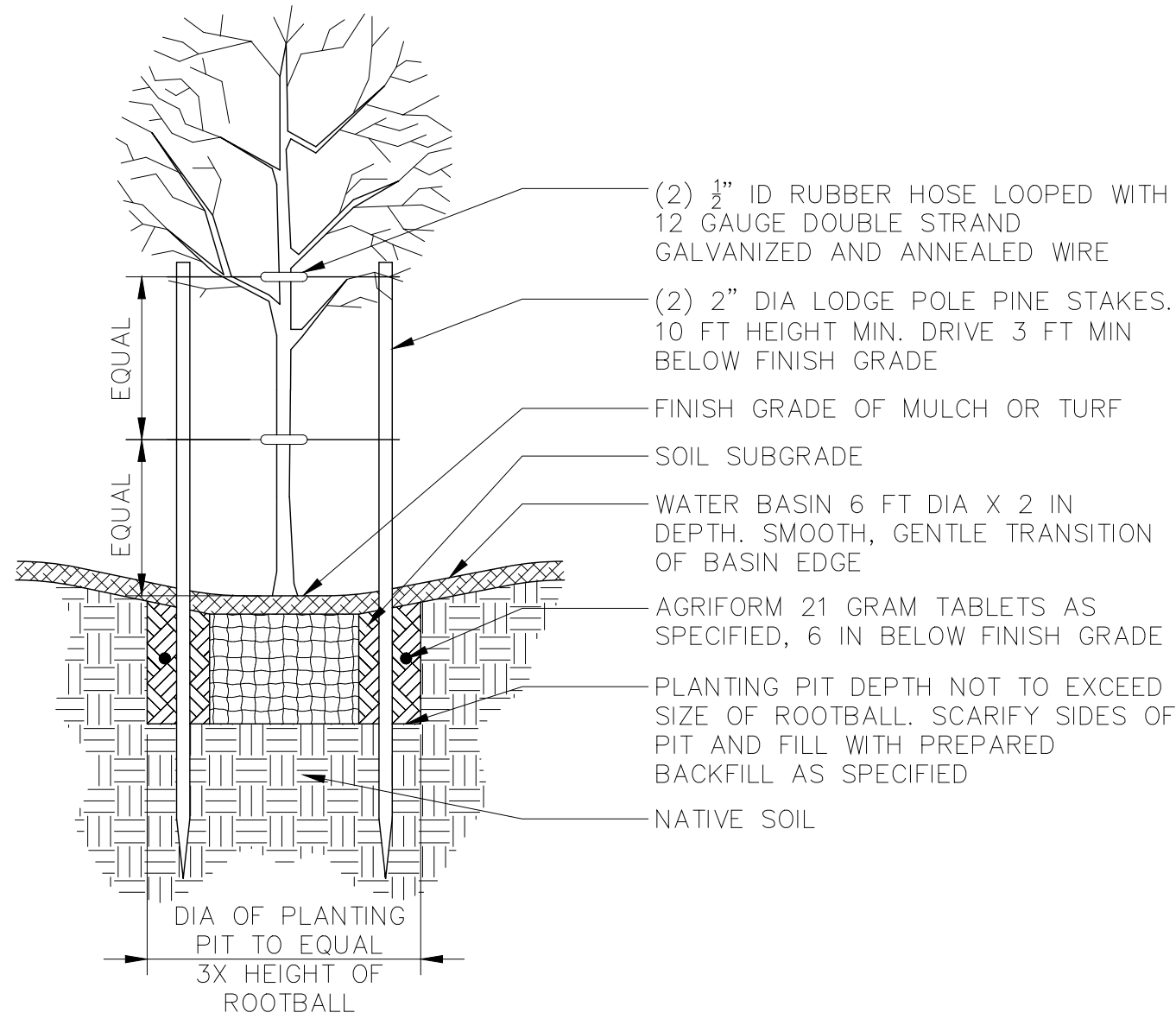
P.R.O.S. MAINTENANCE NOTES

1. THE MEDIANS SHALL BE WATERED BY TEMPORARY ABOVE GROUND IRRIGATION DURING THE THREE (3) YEARS WARRANTY AND MAINTENANCE PERIOD FOR ESTABLISHMENT.

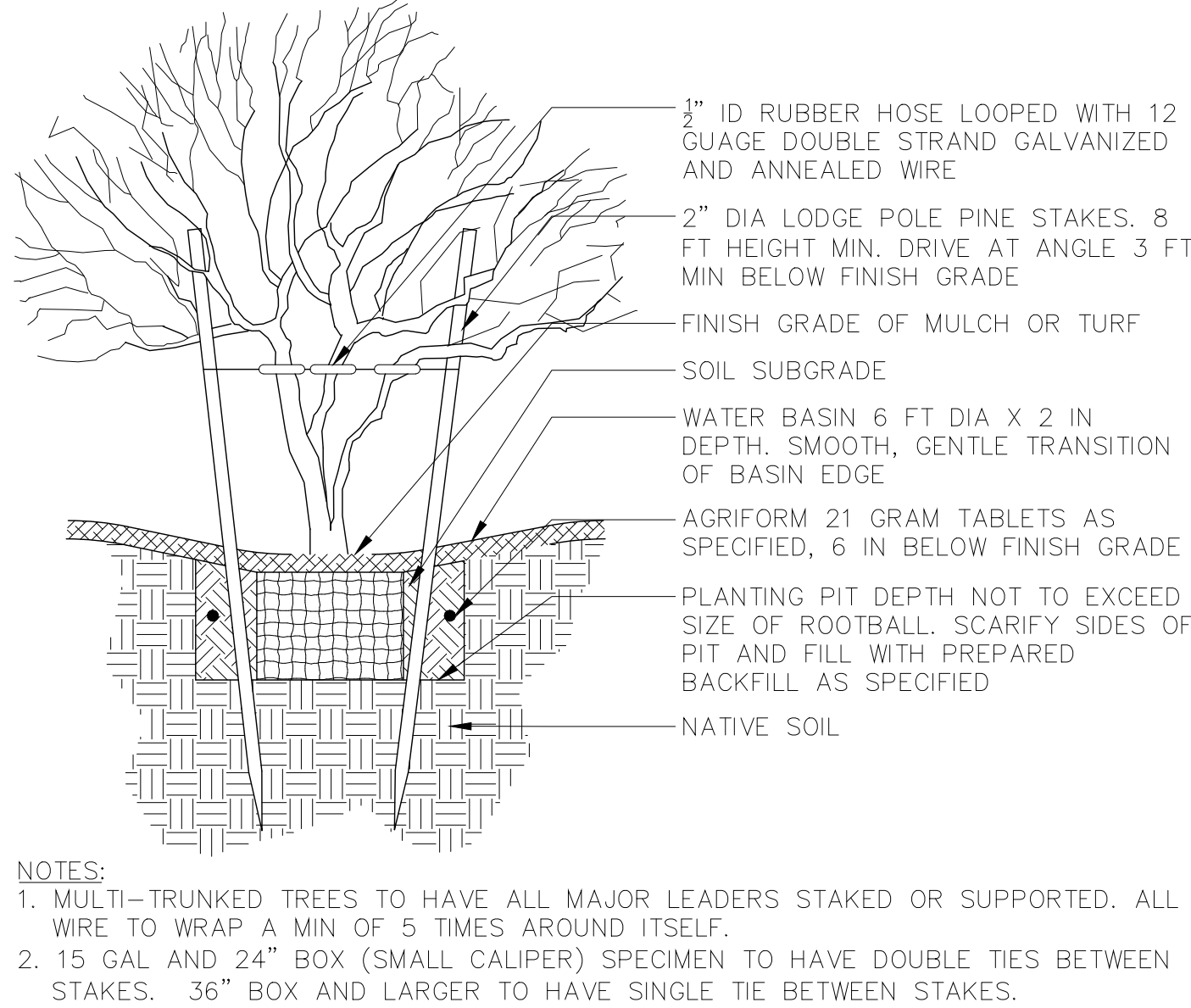
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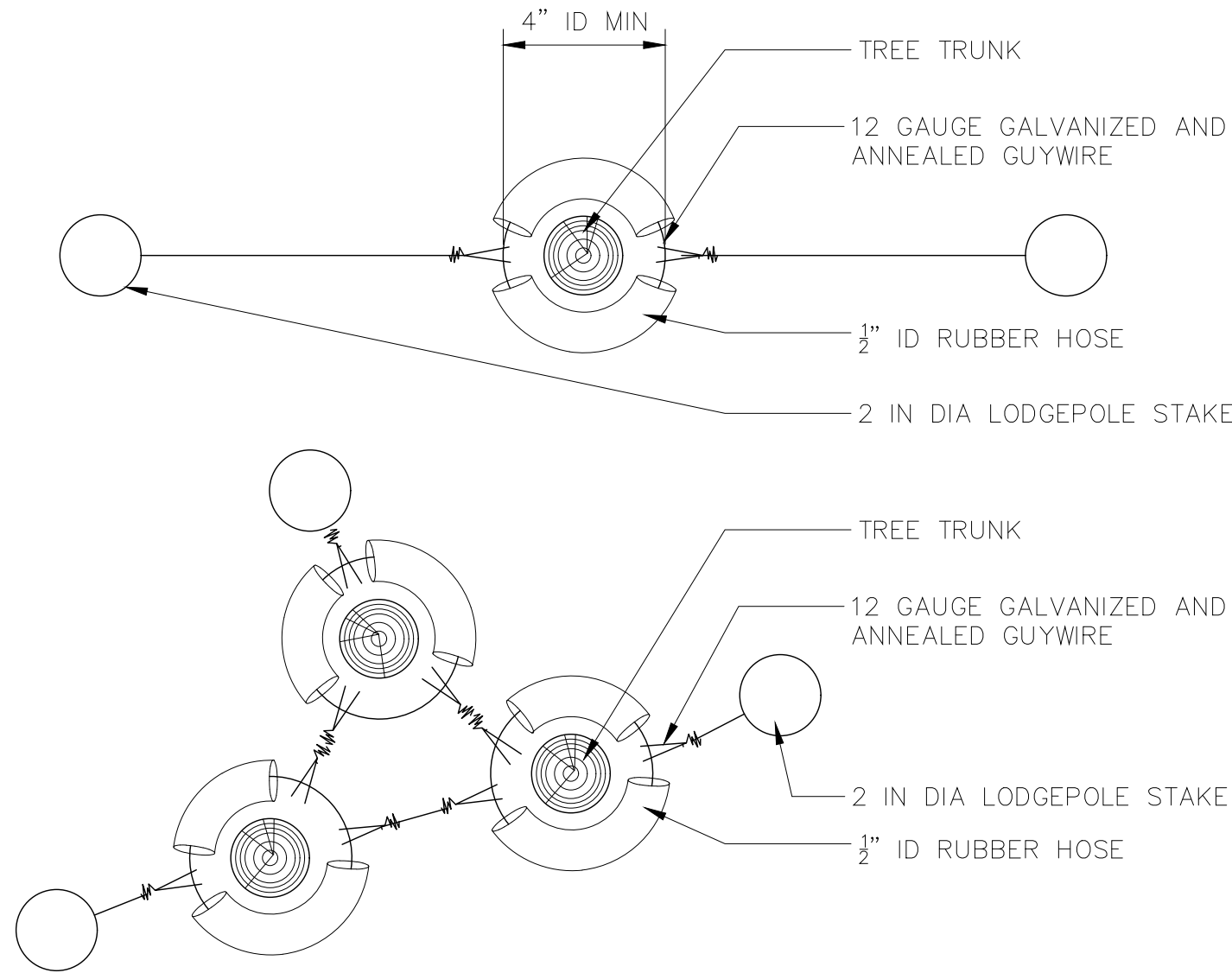
VCVT-DATA-0322PROJECTS30219-21-0036 WINDLER HOMES TEA DESIGN06_CAD SHEETS/CITY SUBMITTAL/13_48TH STREETSCAPE/WINDLER_48TH AVE_STREETSCAPE DETAILS.DWG, RASSER, 8/8/23



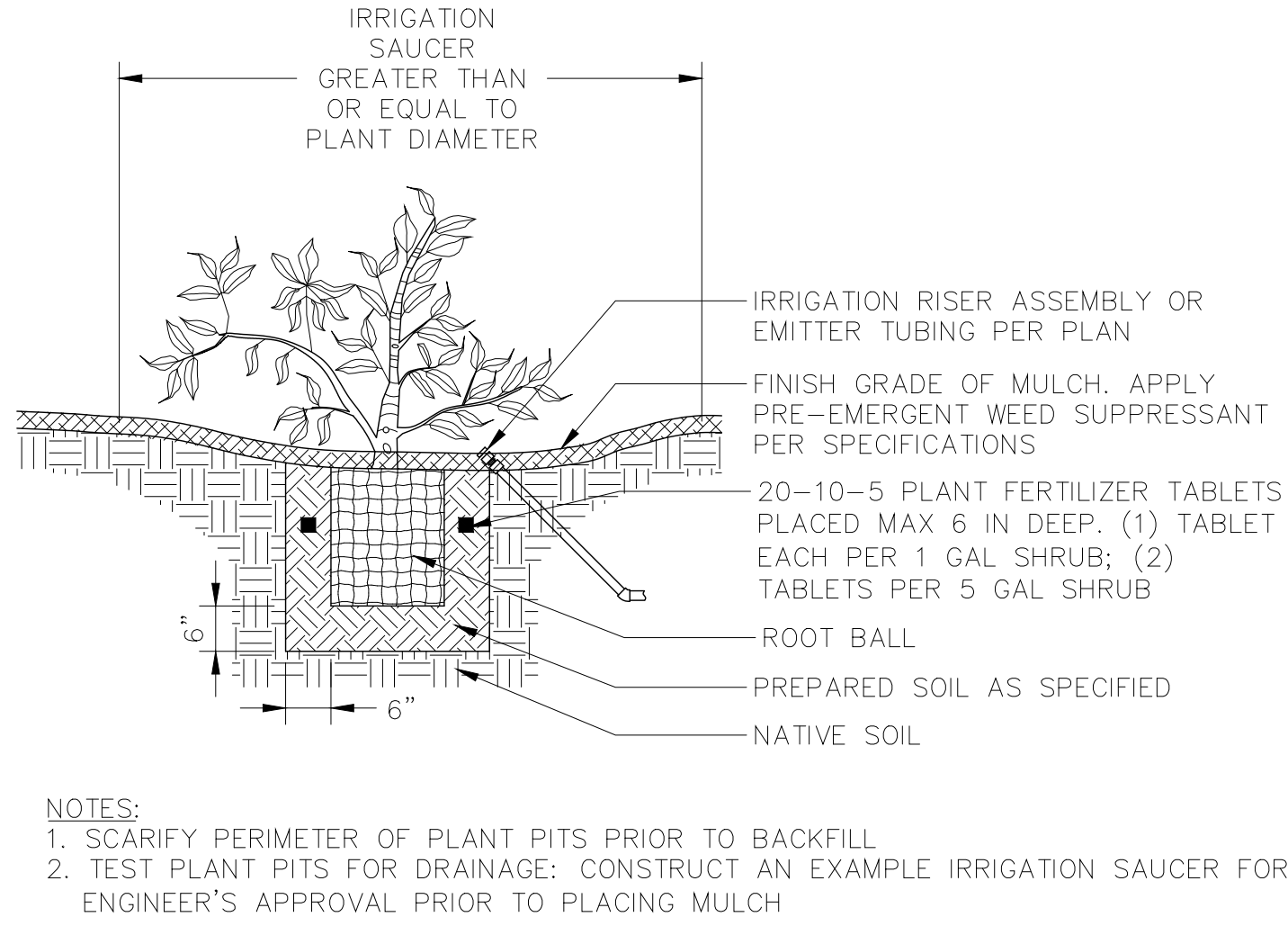
1 SINGLE TRUNK TREE PLANTING
NTS



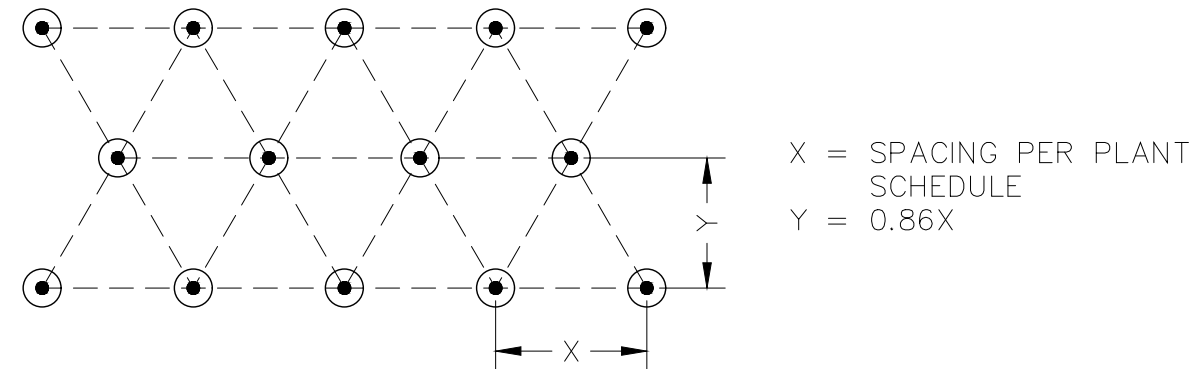
2 MULTI-TRUNK TREE PLANTING
NTS



3 TREE STAKING - PLAN VIEW
NTS

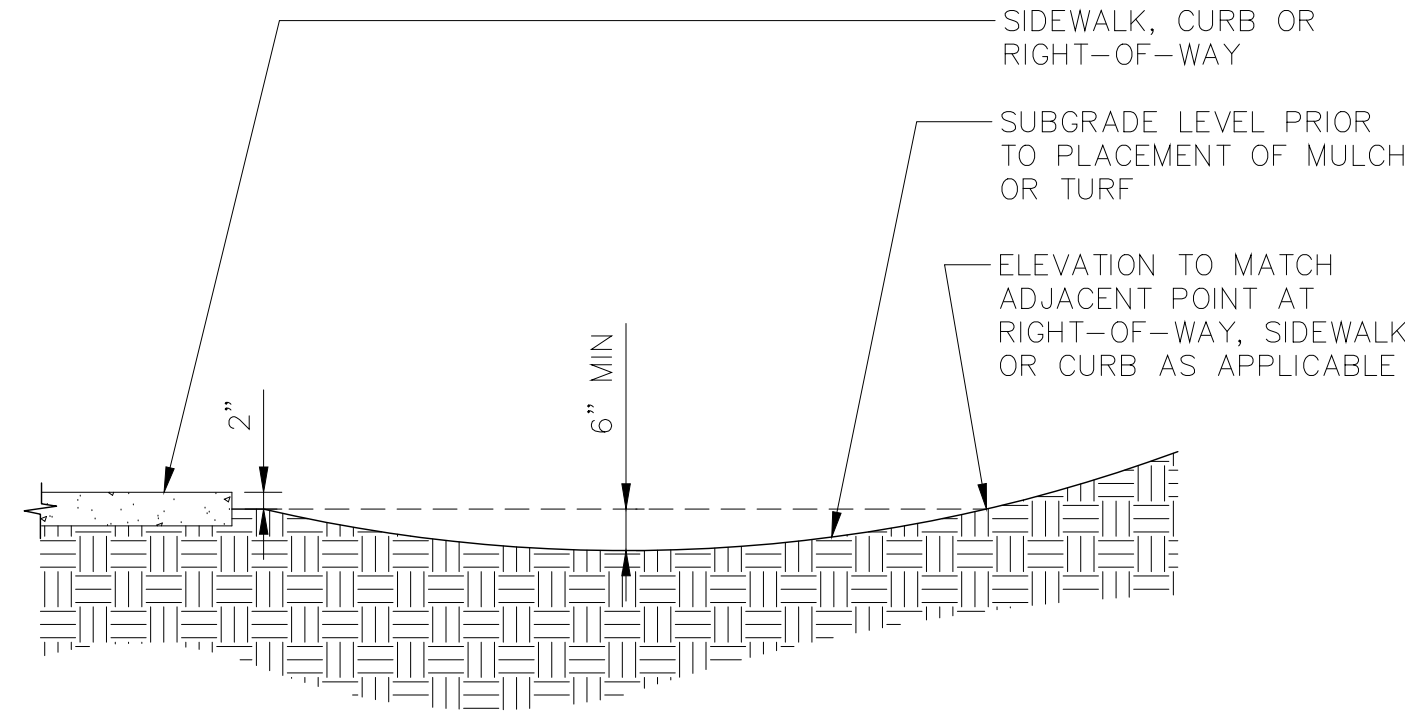


4 SHRUB PLANTING
NTS



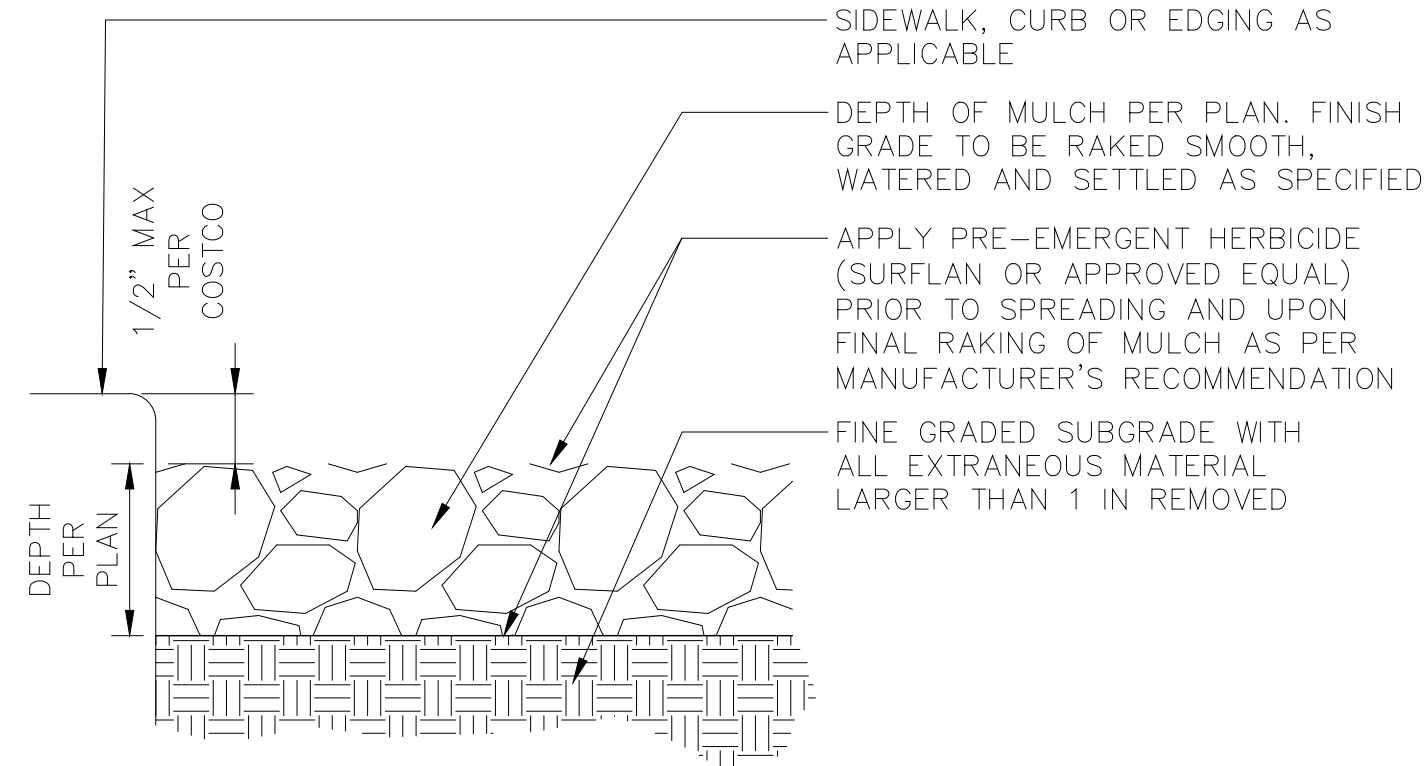
NOTES:
1. PLANT ALL GROUNDCOVERS ON CENTER AND IN A TRIANGLE PATTERN
2. SIZE OF PLANT MATERIAL SHALL BE AS NOTED ON PLANT SCHEDULE

5 GROUNDCOVER SPACING
NTS



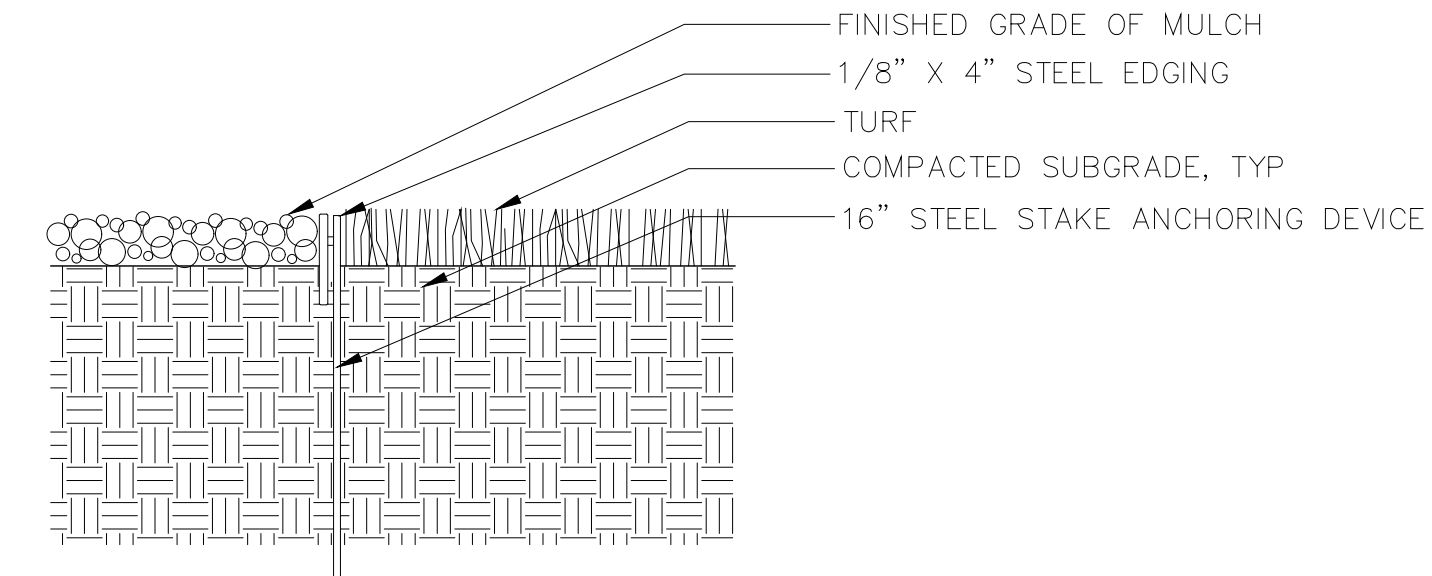
NOTE:
IRRIGATION SWALE TO BE APPROVED PRIOR TO PLACEMENT OF PLANTS, TURF OR MULCH

6 IRRIGATION SWALE
NTS



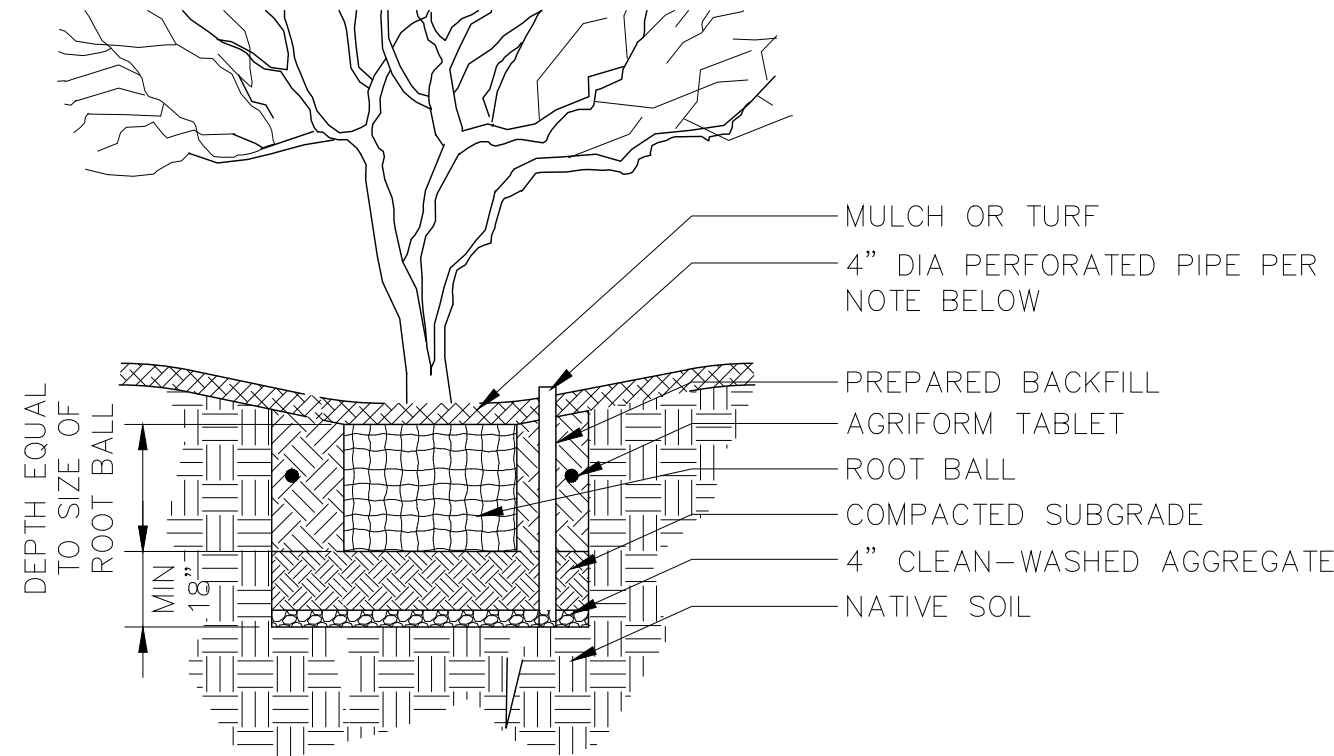
NOTES:
1. MULCH TYPE, SIZE AND COLOR AS NOTED IN LANDSCAPE SCHEDULE
2. CONTRACTOR TO SUBMIT MULCH SAMPLE FOR APPROVAL PRIOR TO CONSTRUCTION

7 MULCH APPLICATION
NTS



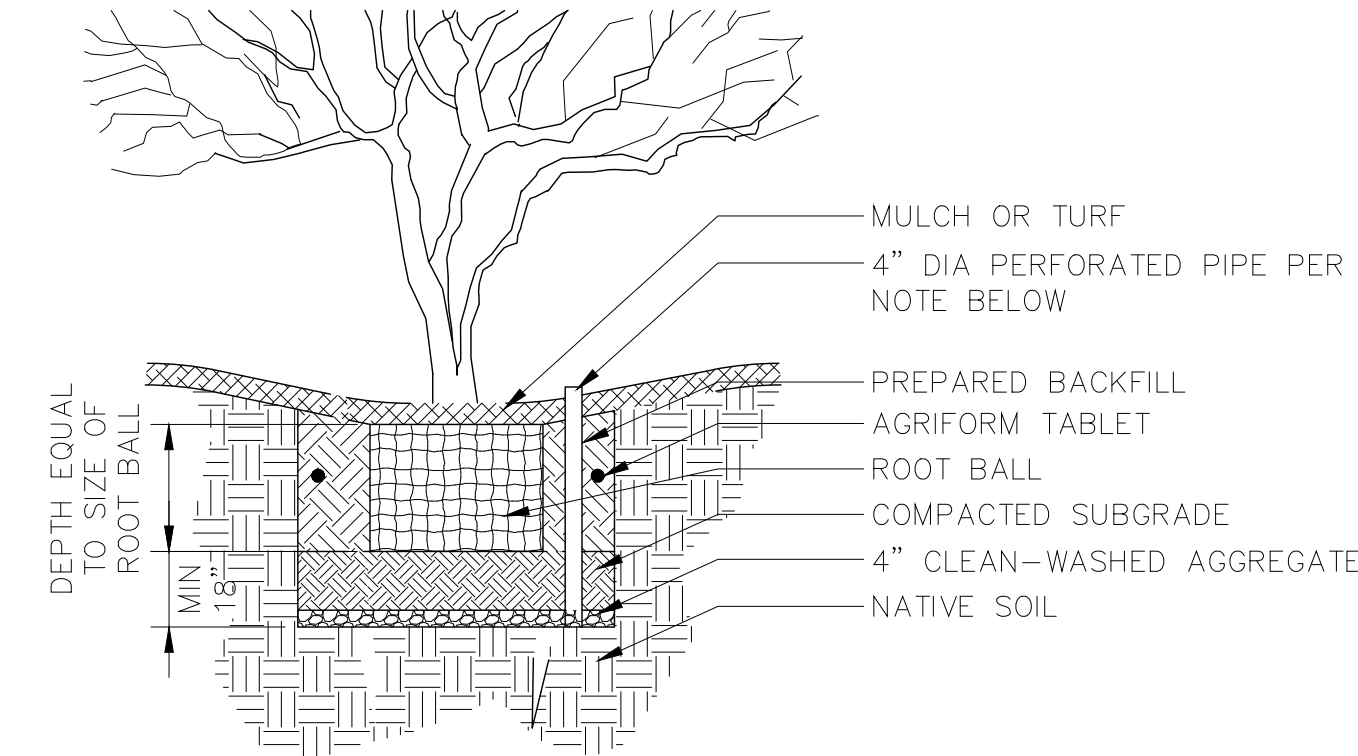
NOTES:
1. EDGING SHALL BE FLUSH WITH FINISHED GRADE OF MULCH
2. LANDSCAPE ARCHITECT SHALL APPROVE STEEL EDGING TYPE AND ANCHOR PRIOR TO INSTALLATION

8 STEEL EDGING
NTS



NOTES:
1. MIN 4" AGGREGATE SUMP TO BE PLACED UNDER TREE ROOT BALLS IN SOILS WITH POOR PERCOLATION RATES
2. COMPACT BACKFILL ABOVE SUMP TO PREVENT SETTLING OF ROOT BALL
3. PERFORATED PIPE TO EXTEND 2" ABOVE FINISH GRADE; INCLUDE CAP; WRAP PIPE IN FILTER FABRIC

9 UNDER TREE DRAINAGE SUMP
NTS



NOTES:
1. MIN 4" AGGREGATE SUMP TO BE PLACED UNDER TREE ROOT BALLS IN SOILS WITH POOR PERCOLATION RATES
2. COMPACT BACKFILL ABOVE SUMP TO PREVENT SETTLING OF ROOT BALL
3. PERFORATED PIPE TO EXTEND 2" ABOVE FINISH GRADE; INCLUDE CAP; WRAP PIPE IN FILTER FABRIC

10 UNDER TREE DRAINAGE SUMP
NTS

SHEET NUMBER	DRAWN BY:	CHECKED BY:	DATE:	SCALE:	AS SHOWN	FILE NO:	NL	DATE:	Revisions	No.	Date	Appr.	Date
18	RA	NL	08/02/2023										
WINDLER E. 48TH AVENUE ISP N. TIBET ROAD TO E-470 DETAILS													
WPIA WINDLER PUBLIC IMPROVEMENT AUTHORITY 9155 E. NICHOLS AVE., STE. 360 DENVER, CO 80231 PHONE: (303) 795-5907 EMAIL: CHRIS@FELLOWSCOS.COM													
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